

Freedom Hill Cooperative, Inc

Accepted 12-12-2024

November 14, 2024

Board of Directors Monthly Meeting

Call to order at 6:30pm

Salute to the Flag

The Code of Conduct will be in effect.

Board Members in attendance: Joe Keuenhoff, Cher Keuenhoff, James Kenney, Adam Bergeron, Richard Audet, Helen Bridges-Hamlin, Donna Odde

Membership: Karen Kenney, James Stewart, Doreen Scovil, Patricia Goodwin, Richard Goldschmidt, Lisa Blanchard, Anita Wise, Janet Verville-Clough, Annette Kowalczyk, David Zargas, Diane Bokum, Donna Rollins, Matthew LeClerc, Donna Halle, Katrina Riel, Art Michaud, Lynne Michaud, John Pietlicki, Beverly Pietlicki

Guest: Johanna Beachy from ROC-NH, Laurie Regan

Secretary Report: Helen Bridges-Hamlin: Acceptance of October 10, 2024, minutes with corrections. Motion to accept by James second by Adam, all in favor.

Financials and Treasurer's Report: Donna Odde:

The Finance Committee did not meet. The September finances being sent back to Hodges for questions and review, to be tabled for next month.

Treasurers' comments/review:

Fiscal Year (FY) 2024 closes with.

Income: \$24,145.14 ahead of budget. Factors; no vacancies, and 50 percent discounts on rent.

Expenses: Administrative \$5,186 under budget, due to lower legal fees. Maintenance is over \$50,000 mostly because of trees. Utilities are over \$3400 due to septic.

Note: Only one property tax payment is recorded.

Financials not accepted as stated above need to contact Hodges for review.

Q. Janet Verville-Clough requested (as she is a member) a copy of the financials.

A. Donna replied once the financials have been reviewed, they will be posted, and she will be able to get a copy.

Maintenance Report: Joseph Keuenhoff

Being concerned about the recent water issue, I have drafted a letter and asked Helen to read it. There are copies made to hand out at the sign-in table, along with copies available at the mail house for those who have not attend attended, it gives a detailed explanation on the water issue.

Helen summarized the letter from the time a call was received as to low pressure, and then no water. Booster pumps were not running, found circuit breakers tripped and Aquamen were called in. During the repair water was trucked in, less than 24 hours water back online. We as the BOD are looking into a better way to notify residents of these types of situations.

1. Finished cutting of 5 pine trees on Chestnut Circle
2. Filled washouts on roadways due to recent heavy rain.
3. Cutting 5 trees down on Redwood, the owner did cleanup of brush.
4. Completed inventory of all tools and equipment in the shed and pump house.
5. Prepared sander for winter and mounted on truck.
6. Replaced the broken window on tractor.
7. Repaired toilet to flush properly, replacing all the internal parts.
8. Did traffic control for United Tree service while the crane was removing trees. They are complete and we will be generating another list for an estimate.
9. Had a water leak in the pump house, repaired by Aquamen.
10. Picked up logs from the tree cutting.
11. Filling in the low area at the mail house with wood chips from the cuttings.
12. Cut several trees that present potential damage to buildings.
13. Removed speed bumps for the winter.
14. Brought the Ford to the dealer for a recall and to check engine light.
15. Eversource had new poles installed for the street light project. They need to come and mount the lights and wire.
16. Worked with Aquamen on the water issue.
17. The usual picking up leaf bags and brush from people's yard clean up.
18. Still working on the issue of a spare fuel tank for vehicles. The biggest issue is to have fuel for the equipment if a long-term power outage happens.
19. Reviewed (1) burn permit application for 247 Redwood, and (1) building application for 22 Dogwood and (1) Building permit for 99 Redwood on a fence. All approved.
20. Fire Alarm system was tested for food issue in the maintenance shed.

New Reports: CIP Committee- Cher Keuenhoff

We have completed taking of the inventory inside buildings, picture taking of the roads for documentation of the park. We reviewed the surveys that were returned, approximately 30 out of 147, and this did not get us the information we were looking for, mostly about today's problems not future planning. Some unique issues include perennial flower garden, playground, dog park. The other concerns were road conditions, septic systems, water quality, wells, water cisterns, replacing water lines, culverts, second access in and out of park, water meters, solar project.

Vice President: Adam Bergeron

Hoping to have the property line posted and marked. Water leaks under homes a concern.

President: James Kenney

New and Old Business

New: 1. Speeding (looking into speed tables and signs.

2. Trash Cans. Need to remember, the trash needs to be put in trash cans.

3. Water communication, working on signs at mail house, notice at beginning of road on Pine Ridge also a phone system, the same as school uses for notification. Will be checking for water leaks under homes.

Old: 1. Three homes in process of closing, 95 Redwood, 228 Redwood and 45 Chestnut

Business Conducted outside of Committee: None

Open Forum

Q. Donna 183 Redwood: If Aquamen fixes a leak under your house who pays for it?

A. Joe, from the street before the first shutoff, the park. After the shutoff, the owner.

Q. Art 279 Redwood: Leaks, gray tubing?

A. Adam, gray tubing is the issue, it's the original tubing lines that came with the house.

Q. John 102 Pine Ridge: Aquamen sent out a letter about lead in the water. If you want your water tested need 40 names to collect.

A. Joe, new regulations, he will look into getting the water tested.

Q. Doreen 8 Dogwood Terrace: Who would look under her house for leaks?

A. Adam and James said they would check.

Any more questions? Joe, Maintenance Directors, asked if Janet Verville-Clough and Anita Wise would come forward. Joe presented Janet and Anita with wooden plaques (made from the trees that were cut down) from the maintenance department for all their time and effort they put into the park. Janet as President (2018-2024) and Anita as Vice President (2017-2024).

Meeting adjourns at 7:31pm, motion by James second by Adam. All in favor.

Respectfully submitted.

Helen Bridges-Hamlin, FHC Secretary