

Freedom Hill Cooperative

Accepted Nov 16, 2023

October 12, 2023

Board of Directors Meeting

Called to order at 6:32 PM

Salute the Flag

Welcome the new board members. Janet welcomed Adam Bergeron, Richard Audet and Helen Bridges-Hamlin

Code of Conduct in during meeting

Members in Attendance

Helen Bridges-Hamlin, Joe Keuenhoff, Anita Wise, Adam Bergeron, Janet Verville-Clough, Martha Bartlett, Diane Bokum, Donna Rollins, Doreen Scovil, Donna Halle, Mary & Reynold Six, Linda Stansfield, Mike McCarthy, Jeff & Diane Miller, Art & Lynn Michaud, Donna Odde, John French, Lisa Blanchard, Shelly Lake & Paul Bragg, Angenette Condon, Deb & Dave Zargas, Larry Tasker, Dennis Gagne, Susan Spaulding, Donna Gosselin, Roger Rivet, Patricia Goodwin, Jake Edwards, Sue and Phil Poehler, Annette Kowalczyk, James Kenney, Richard Audet, James Stewart, Cher Keuenhoff, Perry Wise.

Agenda Interrupted by Donna Odde who wanted to know why Janet was sitting as President on the Board of Directors as she heard that Janet resigned at the annual meeting September 30th.

Janet explained (1) I know at the annual meeting I reported that at the Oct 12th, 2023, meeting I was going to be resigning. I will not be submitting my resignation. The reason I am not resigning is because of all the calls, texts, and visits to my home by members since the annual meeting asking me to reconsider resigning.

Lawyers answer: If you did not actually tender your resignation, then there is no resignation and nothing to retract.

Then Janet asked the membership how many were at the September 30th meeting, most of the membership raised their hands. She then asked how many of them heard she would be resigning at the October 12th meeting, the majority raised their hands, she then asked how many heard differently, two people raised their hands, Donna Odde, and Donna Rollins.

Secretary report: Given by Anita Wise VP

Acceptance of the Sept 14th minutes accepted with change.

Janet 1st –Donna O 2nd September minutes accepted.

Treasurers Report: Donna Odde Treasurer

- YTD Income approximately \$8,000 ahead of budget due to no vacancies.

- YTD Expenses are running under budget projection, primarily.

- ▣ Sale of house revenue helped to offset approved costs (generator, fire alarms, garage door openers) and the work on the water system to installment required arsenic system upgrades.

- ▣ The extra principal payment (axp \$71K) which was made in September is not reflected in August. Note: Donna asked Anita to elaborate.

Anita: The extra principal payment of \$73,815.87 to the loan at Bank of New Hampshire that was approved in 2022 was not made monthly. So that will be paid out of the operating budget and that is part of the reason we are under a budget of \$124,000. Prior to refinance our monthly payments were \$32,538.00. We were paying a monthly of \$28,187.89 since March of 2022. The membership voted to keep the same payment amount as it was to reduce the principal. We paid \$32,538 prior to refinance \$28,187.89 is what the payment changed to in error. We are paying \$32,538.00 going forward.

- Approximately \$ 5K of aged payables to be paid in September.

- Amount required by lender to be transferred to reserve account at end of fiscal year.

Forecasting that by year end there may be a net gain of 5-10K which will revert to the operating account as of 10/1/23 and would need membership approval to use.

Rent receivables are the lowest they have been in several years. Current receivables equal \$6,430.19.

\$2281 will be recovered upon closing of sale of house, \$1,514 is under Board approved payment

agreement and \$1,040 payment is expected for one house's financial approved rental assistance, leaving a balance of just \$2,751 to be collected.

Maintenance Report: Joe Keuenhoff

- Preventive maintenance ongoing; painting and clean-up in process (painting cost approximately \$800 or less).

- Working on the sander

- The tractor will be back tomorrow.

- Aquamen has been notified to work on the valve project.
- Paving around the shed and the turn around on Redwood will be completed before snowfall.

Vice President: Anita Wise

President: Janet Verville-Clough

New and Old Business

- 55 Chestnut Circle is on the market asking price \$225,000.
- 214 Redwood is on the market asking price \$124,000.
- 1 Maple Terrace has taken their home off the market and will be putting it in on the market again, in the spring.

We have several complaints about the appearance of some members' yards. We have addressed some of them with violation letters and one yard the BOD will be reviewing with the homeowner.

1. This note left, as it did not get the opportunity to mention in the agenda process, as the agenda was interrupted by Donna Odde see the agenda interrupted Janet explained (1).
2. A member asked why the BOD signs confidentiality agreements, as you should be transparent. Lawyers answer: The confidentiality agreement pertains to matters that are confidential, such as financial matters for individuals who are behind on rent and legal matters. Otherwise, the Board should be open with information to the members of the Cooperative.
3. A question was asked at the annual meeting about what constitutes being able to be on the BOD. ROC-NH was asked; Do you need to be a deed holder to be on the BOD. ROC-NH answer; yes, the person would have to show some proof of ownership of the home. A deed would suffice for this matter.
4. At the annual meeting by-law 8.3 was asked to be suspended and reinstated after the vote. This question was asked to ROC-NH prior to the annual meeting. ROC-NH answer; That is correct. If no one takes up the position, that person may run again.
5. ROC-NH was asked the question if a board member that continues to fail their duties is that grounds for removal. ROC-NH answer: That could be grounds for removal. Also, all decisions must be made public to members in the membership meeting. If someone made a

mistake that lasted 17 months, the membership should be made aware of it, at the very least it should have been a conversation at the annual meeting last week.

6. It was reported to a member at the annual meeting by Diane Bokum, that there is \$8,000.

Unaccounted for. I would like to know where she would have come up with that as NO board has access to any funds other than the debit card and that is always accounted for. Please stop spreading untrue stories, I cannot believe the group of members in this park would rather cause animosity between other members in this community, spread untrue stories or hinder the progress of this community. We all want the same thing. One would hope to be able to live in a community without all the drama some groups of members bring to the table.

This park has grown and is blossoming into one of the best Co-Ops around here. We were chosen for the ROC-NH tour and the Concord Monitor chose us for the article of Co-Op living in NH. Many members are putting the effort into making their yards look great.

7. Richard Goldschmidt, our Assistant Treasurer, has resigned his position.

8. Wanted to clarify the two rule changes that the BOD proposed at the annual meeting were requested from members.

Business conducted outside of meetings.

The BOD reviewed an application for 143 Pine Ridge. We will be meeting with her next Thursday.

Open Forum

- Rey Six at 140 Redwood wanted to know what ROC-NH was. Janet explained.
- Angenette Condon at 3 Chestnut needed to know about small brush and trash can requirements.
- Art at 279 Redwood wanted to know if the BOD completed the EPA yard inspection. Janet replied that it had been completed.
- Donna Odde commented on rules being reviewed. Helen Hamlin explained there was/is a group of individuals working on this, notice went out to see if any individuals would like to join, still going over them, when done the Board needs to review than sending to lawyers and ROC-NH for review.

- Larry Tasker 121 Pine Ridge questioned tree limbs with no leaves if they can be cut down.
- Paul Bragg 131 Redwood, tree branches over house need trim, are we getting a lift) no)
- Annette stated that the August Treasure report principal reduction did not get posted. Donna O responded it will be in September.
- Donna Rollins started to ask a question, Point of Order by Joe, was she a member. Donna said yes, I have lived here for over 20 years, Janet indicated that our files show she is not a member.
- The fall clean up flag will be going out soon and the bags will be picked up accordingly.
- The Rules Committee will be going out in November, weather permitting.

Motion made by Janet to adjourn and Adam second, meeting adjourn at 7:52pm

Respectfully submitted by

Helen Bridges-Hamlin - Secretary