

Freedom Hill Cooperative, Inc. (603) 545-1239
Board of Directors Meeting Minutes
October 8, 2020
Bartlett Shed

1. Call to Order, Flag Salute, Welcome

The meeting was called to order at 6:30 PM.

Board Members Present: Janet Verville-Clough, President, Anita Wise, Vice President, Susan Gove, Secretary, Donna Odde, Treasurer, Sandra Webb, Assistant Treasurer, Doug Clemons, Member at Large (Maintenance).

Members Present: Helen Hamlin, Lorraine Butler, Diane Bokum, Annette Kowalsczyk

Code of Conduct is in effect during meeting. Masks and social distancing is required.

Before the meeting got started, Janet read an email from Alan Blake of ROC-NH, giving our organization kudos for a great Board and for the level of member participation at our Annual Meeting in September. Janet thanked the Board members for what they do. Donna mentioned two things she had heard since the Annual Meeting: 1) Not everyone liked the drawing of eight (8) names receiving a \$50 discount on October's rent, rather than one (1) winner receiving October's rent in full and, 2) Condense the reading of the previous year's Minutes to highlights only.

2. Secretary's Report: Susan Gove reviewed the Minutes of the FHC meeting held August 20, 2020.

Anita moved to accept the August 20,2020 Minutes; Doug seconded. The Minutes were accepted with two (2) abstentions noted.

3. Treasurer's Report: Donna Odde reviewed the Treasurer's Report. The August statements are in good order, carrying about a \$12,000 surplus in our checking account. It would require a membership vote to transfer the surplus to the reserve account. There was no Finance Committee meeting this month. The budget as voted on at the Annual Membership Meeting has gone to Hodges. The NHHFA, owner of 121 Pine Ridge, has placed its home on the market for \$64,900. The organization must understand that, before the sale of the home, the park must approve the purchaser. The NHHFA has a copy of FHC's W-9. The question arose as to what amount the NHHFA should be liable for paying for rent. The former owner was a member, but it is now in non-member status. The NHHFA has asked for a waiver of late rental fees, which amounts to about \$350. The organization is willing to pay the late fee for October 2020. Any back taxes due will fall on the buyer. The NHHFA cuts checks on Thursdays and we anticipate almost \$8,000 in back rent.

Donna moved to waive any late fees up to 9/20/2020 for NHHFA; Janet seconded. The waiver of late fees for NHHFA was unanimously accepted.

Anita moved to accept the August Treasurer's Report; Janet seconded. The Treasurer's Report was accepted with one (1) abstention noted.

4. Maintenance Report: Adam Bergeron and Doug picked up the new tractor in Maine last Saturday from Scott's Recreation. Adam and Doug both feel that the tractor should last the park for 30 years. We are also purchasing a York rake which will assist in Spring cleanup and plow damage. We are purchasing a mower for the common areas which will be used to replace the Cub Cadet. The cost of the lawn mower is about \$2,350.

Discussion ensued regarding a possible purchase of a brush attachment for the front of the tractor, a big vac for the back of the tractor and a sweeper/broom attachment. When it is time to consider a vac, research will be performed on how efficient the attachment is. Right now, these three pieces of equipment are cost prohibitive.

The new (Ford) truck is ready to go for winter use. The Chevy truck will be prepared next.

We are ready to sell our 1984 John Deere tractor. The question arose as to whether we had a title for it. If needed, we can go to the State and apply for a duplicate title. Anita moved to offer the tractor for sale starting at \$7,500; Donna seconded. The motion was unanimously accepted. Doug was asked to be in charge of the sale.

Doug is keeping an eye on the weather and plans on removing the speed bumps before the snow flies.

Gilford Well replaced the street water shut-off valve at 99 Pine Ridge. There was a broken pipe in the basement.

5. New Reports: There were no new reports to be reviewed.

6. New and Old Business: Janet informed everyone that about 60 census forms had been returned thus far. Also, Joe Keuenhoff has agreed to take the Board's open position of Maintenance Director. She hopes Joe will attend the next BOD meeting to be appointed. It was suggested that Joe shadow Doug until he feels comfortable in his new role.

7. Open Forum: The question arose as to whether the road to Well #6 would be maintained this winter. Janet responded that it would.

Lorraine Butler said someone was following another person walking in the park. There had also been a person seen walking through the park at 1:30 AM carrying a flashlight and shining it at people's homes. Janet said she would contact the Loudon Police Department and ask for more random patrols in the community.

8. Executive Session: There was no Executive Session.

9. Adjourn: Janet moved to adjourn; Anita seconded. Meeting unanimously adjourned at 7:38 PM.