

Freedom Hill Cooperative, Inc

Accepted as presented into record

September 11, 2025

10-9-2025

Board of Directors Monthly Meeting

Call to order at 6:28pm

Salute to the Flag

Code of Conduct will be in effect

Board Members in attendance: Joseph Keuenhoff, Cher Keuenhoff, Anita Wise, Helen Bridges-Hamlin, Marlene Martell, Donna Odde, James Stewart, Richard Audet. BOD Present=8, Vacant seat=1

Members: Diane Bokum, Donna Rollins, Dave & Deb Zargas, Katrina Reil, Linda Stansfield, Angella Sears, Larry Tasker, Lynne Michaud, Annette Kowalczyk

Guest: Laurie Regan, Johanna Beachy (ROC-NH)

Chair: President, Anita Wise, Today is 9/11 and with that, could we have a moment of silence. Helen, you may now do the secretary's report.

Secretary Report: Helen Bridges-Hamlin. We have the August 14th, 2025. Board of Directors monthly meeting minutes that have been reviewed by the board with corrections as of 9/4/2025. I would like to waive the reading and have these minutes accepted into the minutes as read. Donna Odde made a motion to accept minutes as presented, Anita Wise second. All in favor, Aye, opposed=0, Motion Carried.

Treasurers Report: Donna Odde. Tonight, we are not accepting the July 2025 financial statement, because that is up to the membership to accept at the annual meeting as called for, you all have received a copy, the initial review of it says that everything's in order. It looks good.

1. There was no finance committee meeting held in September due to reviewing the July financial with membership at the annual September meeting.
2. All households with an outstanding rent of \$1 or more have been notified of their outstanding balances. If they have an agreement in place, they're eligible to exercise membership rights at the annual meeting. If they are not in good standing (as rent paid in full or with an agreement) then they will not be able to exercise membership rights at the annual meeting. That's voting on a budget and any motions or elections.
3. I am glad to report, after 10 months of trying to deal with the balance of the money collected from scrap metal donations and donations of other kinds, that balance has been received and is being deposited into the general operating account tomorrow. Those funds are going to be part of the general operation, and they are

going to be used to purchase water supplies for the meeting room and the volunteers as well as the hospitality goods for the annual meeting, which should use the balance of that up. There were, contrary to other statements that have floated around the community, there were NO missing corporate funds. The event committee of Joe and Janet's personal collective funds through scrap metal, however we end up referring to it in the end, did not involve any cooperative funds raised through rents, comcast royalties, membership application, interest on bank accounts, or any other funds in the existing accounts, including the capital reserve.

4. We know that membership as a whole benefited from it for the summer cookouts were solely funded by this money the last three to four years. We know that some household members benefited from it personally whether it was for dump fees or payment towards their rent.
5. We made the decision to move forward, get the cash in the operating account. Anytime there is a donation received, it goes into the operating account earmarked for whatever the purpose the donor sets it up for.

NOTE: The 9-11 anniversary reminds me that the corporation was formed 24 years ago today. We met at our first meeting, and we decided to incorporate and name ourselves was on 9-11 and that is where the name Freedom comes from. It was Bob Forand that surfaced that idea. So that is just a little bit of history.

Anita, we need a motion, Donna, there is nothing to make a motion. OK, Helen makes a motion to accept Donna's report, second by Marlene Martell. All in favor, Aye. Oppose=o, abstain=o. Motion carried.

Maintenance Report: Joseph Keuenhoff

1. I would like to thank Art Michaud for mowing around the flagpole, and Dave Zargas for taking care of our flag, when it needs to go up and when it needs to go down.
2. We worked with United Tree on cutting down more trees and doing a lot of crowning.
3. We cleaned and restored culverts from Maple Terrace down to Redwood. We have some touching up to do, ran out of large rocks
4. The lean-to is completed. We added hard pack under it and compacted good with the compactor.
5. Received two out of three quotes on paving.
6. Water leak testing was done on all curb vales to house. That was through a grant through Aquamen. They got it, the money, from the state and they asked me if I was interested in getting it done. I said yes, we did it two years ago and I'd like to do it again. So, they came and did it for us. The report said we had no leaks between the curb valves and the houses.
7. We are doing the usual collections of brush and leaves.

Q. Donna, Joe, and Aquamen received the grant; we didn't apply for that grant this year. Right? No. So we accepted that service from Aquamen. Did we as a group know about that beforehand, before we accepted it? Just a reminder, we should have a board vote going forward on things like that.

Anita Wise, I make a motion to accept Joe's report, second by Marlene Martell. All in favor? Aye. Oppose=o, abstain=o, Motion carried.

CIP Report: Cher Keuenhoff. No report. Getting information

Vice President: Seat vacant

President, Anita Wise: Old and New Business

OLD Business

1. House at 141 Redwood: We have had an interview, and closing will be Sept 19, 2025.
2. House sale pending on 160 Redwood, we have received an application.
3. We voted on a member who is not in good standing and had Hodges proceed with legal proceedings.

New Business:

1. The annual meeting packages have been handed out, 9-9-2025. They were hand delivered and requested to sign for them. They were delivered by hand by two members. If no one was home, they were left at the door and noted by the second person to verify it was delivered.
2. No outside votes this month.
3. I would like to bring up that maintenance director have a phone and does not use his personal phone. He has so much on his personal phone, and he is getting calls where people just scream at him from within the park. This phone is the same as the president's phone. When Joe is no longer our maintenance director person the phone will be handed over and all the maintenance information is there.

Q. Donna Odde suggested they could leave a message on the landline that is in the office. Note: The office phone is not manned. Or call in on the President phone and have it re-laid. Others concern from the board, what happens in case of an emergency?

Discussion from the board. Joe was offered a phone before and refused. However, given the current circumstances it would follow the same rule, it gets turned over to the next one. What is the cost of the services, and it has not been included in the budget? Donna stating the cost is around \$30 with tax \$37. Talking about \$400 a year?

We can put it in the office budget and next year put it under maintenance. If we want to stay level funded, we're going to have to adjust budget lines and that is within our right to adjust spending.

4. Received a formal complaint. Someone was driving at a high rate of speed, have vehicle and plate number, there were children playing in the front yard. Donna Odde made a motion to send a letter of violation and second by Cher Keuenhoff. All in favor? Aye Oppose=0, abstain=0. Motion carried.
 - 4.1 Donna Odde also noted that there were two boys racing down Pine Ridge and Helen noted that her and Laurie Regan note two girls racing past when they were at the mail house. These might be good issues to mention at the annual.

New Business (Anita, received a request from member Diane Bokum, 174 Redwood Road). The request: She has asked about, wanting to side her house and shed, but she has a garage. She wants to leave the garage the color it is and repaint/side her house and shed a different color.

The Board discussed the request which goes against current rules requiring matching colors. Rule Section 5 Building and Structures, 4.c The color of the structure must match the color of the house. After a lengthy discussion on issues.

1. Other units in the park do not have matching structures. These were done, approved by previous boards?
 - 1.1 Some have Canvas, Prefab (rubber maid, limited color option). Size and cost become another concern.
 - 1.2 There are sheds, garages, portable or solid structures to consider.
2. The rule needs to be reviewed and revised, if needed (which requires a membership vote)
 - 2.1 Times have changed on material used for sheds
3. How is the current board going to oversee going forward on requests that oppose the current rule? It is not about an individual or structure, it is about HOW do we apply this across to all members because we have been called to a task on not being fair.
 - 3.1 Johanna Beachy, ROC-NH noted the most important thing about community rules is consistency,
 - 3.2 We could make a variance to the rule, with stipulation for requirements, deadlines and rule violations if not adhered to, which would then follow a different process on a rule enforcement policy.
 - 3.2.1 Exception or variance to the rule going forward until the rule is changed.
4. The Board decision: To approve Diane Bokum's request to side/paint house and shed and follow-up with garage in the spring of 2026 with a written variance

notice. Motion made by Donna Odde to approve side/paint house and shed and garage later, second by Joe, all approve? Aye, oppose=0, abstain=0 Motion carried. A variance letter to be sent out.

4.1 Diane noted she may not agree to this.

Open Forum

Q1 Donna Rollins, 34 Willow. Response to the phone for maintenance. We had a phone in the past for the maintenance director, which saved many calls to other members on the board, especially the president. I think that would be an effective way for the board to go.

Q2. Annette Kowalczyk, 171 Pine Ridge, when the rule was changed in regards to the shed and everything else was there a caveat at the time or in the motion to grandfather in the homes that had already different colors, because I think that might make a difference with your decision moving forward.

A2. Donna Odde, that rule was adopted by Moreen Harris that we all lived by.

Annette: Okay, well then that has not been upheld for years.

Donna: That is what we are looking at, is where have we (boards) slipped here /there

Q3/A Donna Rollins, the driveway situation, I am presuming that was on Pine Ridge that was enlarged? Board response, No

Q4. Annette Kowalczyk. The money that was collected, how much was that?

A4. Donna Odde, \$252. \$253.12 and we spent a dollar to get a money order because Hodges doesn't accept cash.

Q5 Donna Rollins: On the sheds in that situation, the canvas shed/tents, since when has that become allowable? Back about sheds again, from now on the membership Asking specific questions. Discussion below.

1. Some of this started back where Dave Zargas lives now at 81 Pine Ridge when Brandon and Melissa needed extra storage and was granted to have a canvas structure granted by the BOD of that time for extra storage.
2. The house with the new septic system on Pine Ridge has two orange canvas tents. Permission was granted to have one temporary to store renovation material and was to go away, now there are two and no one asked. The board has not addressed this.
3. The board needs to review those that are popping up and checking in their files if it was granted.
4. Donna stated (past board) declared they were unacceptable anywhere; however, it has not been documented. In past minutes which did nothing for future boards and the rules. It did not go into the rules, so there is no guidance.
5. Helen asked if Brandon was on the board at the time that structure was approved. Donna Odde stated no.

A5. Board with the change in leadership the board needs to revisit this issue

1. Re-visit the members' files to see if authorization is there, however we know those files have been compromised.
2. Review Diane's list (note Diane did not turn over her list and had a comment she wasn't going to). With that said, the board can do a one on one as time permits in the future to check it out.

Q6. Annette, when you guys were talking about harassment, the other day going down the hill. I was harassed the other day on my way to work. I was going down the hill, a white truck was following me swaying back on forth and when I got down to RT106 he flipped me off. I noticed the vanity plates.

A6. Anita, would you please send us an email about that incident? Annette's response was yes.

Anita, any other questions, I make a motion to adjourn. Second by Cher.

Adjourned at 7:40 PM

Summary

1. Secretary's report
2. Treasurers Report
3. Event committee funds (scrap metal) resolved
4. Maintenance updates
5. Maintenance Phone Proposal
6. Formal complaint about speeding
7. Property Color Regulations
8. Shed Regulations and Exceptions
9. Safety concerns Regarding Youth Biking

Respectfully submitted

Helen Bridges-Hamlin
FHC Secretary