

Freedom Pond Cooperative, Inc.  
45 Vaillancourt Drive  
New Ipswich, NH 03071  
website: www.freedompond.org

**Board of Directors Meeting Minutes  
October 17, 2016**

Meeting called to order at 1755. Board Members present were Joyce, Jackie, Jacques, Mike and 3 members.

Reports

Minutes of the B.O.D. meeting of September 12, 2016 were accepted as read.

Treasurer:

Current financials as of 9/30/16 are as follows:

<input type="checkbox"/> Operations:	
▪ Beginning Balance:	\$50,170.00
▪ Deposits - rents & membership:	18,403.00
▪ Payments/ Transfers	18,182.51
▪ Ending Balance:	\$50,390.49
<input type="checkbox"/> Capital	
▪ Beginning Balance:	\$91,990.45
▪ Deposit: (Transfer from Operations)	1,667.00
▪ Ending Balance:	\$93,657.45
<input type="checkbox"/> Escrow	
▪ Beginning Balance:	\$5,788.58
▪ Deposits: (Transfers from Operations)	2,500.00
▪ Ending Balance:	\$8,288.58

Delinquent Rents = 2 households, one on payment plan and on track  
Members Paid in full = 32

Annual Financial review is in process. Income tax extension is in place until December.

President:

- 21 Tote – Called regarding a tree.
- 6 Moose – Re water shut off.
- Doug Case – Cannot snow plow this season.

V.P.:

- No report.

Secretary:

- Insurance – An **Action Without a Meeting** transferred coverage for both Property/Liability and Flood Insurances through Bellows-Nichols Agency. The tentative savings is \$4,900.
- C.W.S. – Total Coliform report for September was negative. The new union/ connection to the 4 inch water main is complete. Caswell is due for additional work this week. The NH-DES has requested that all Community Water Systems test for PFOA's and PFC's. The cost will be \$250.

C.R.C.:

- ❑ No current issues.

Operations:

- ❑ Park Entrance – The new drain was revised. Large stones were placed for safety.
- ❑ Pump House – The two jersey barriers were substituted with three large stone for aesthetic reasons. The two jersey barriers were swapped even for the 5 barrier stones, including their transport and placement with heavy equipment.
- ❑ Vaillancourt Drive – Four dump truck loads of crushed gravel were delivered and spread on the far end of Vaillancourt Dr. Hopefully this will mitigate the mud situation at that end of the Park.
- ❑ 19 Vaillancourt Drive – The septic system continues to malfunction. It is being evaluated by Steve Eaton for remediation.

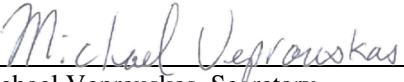
Old Business

- ❑ Bookkeeper Reports – Reviewed. Most of the BOD were unable to review the reports prior to the meeting as they were not available until the Sunday before the Monday meeting. Jake will work with Kimberly to get them out sooner.
- ❑ Delinquent Membership Subscription Fees – All who received notice of delinquent subscriptions have paid.

New Business

- ❑ Late Rents – Jacques reported that five late rent notices had to be sent out this month. Unfortunately it appears to be the same small group who are late each month and causing unnecessary work for both treasurer and bookkeeper (and cost). Jacques requested that the \$50 Late Fee as specified in our Community Rules be enforced. The motion was made by Joyce that the \$50 Late Fee begin being collected with the November lot rents, it was seconded by Mike, the motion passed unanimously.
- ❑ Membership Certificates – Five new Certificates were signed and distributed. The total Membership now stands at 32.
- ❑ Money Management Policy – The previously distributed proposed revision was reviewed and amended. Jackie made a motion that the revised Policy be approved as amended, seconded by Joyce, the motion passed.
- ❑ Recurring Payment List – The revised list was reviewed. The Resolution was passed around for Board signatures but became “lost in the mix”.
- ❑ Plowing Contract – Doug Case can no longer plow for the park. The BOD will solicit new quotes.
- ❑ Bill Payments – Only a few invoices were paid before we were required to leave for closing of the Library.

The meeting adjourned at 2000.

  
Michael Veprauskas, Secretary      11/1/2016  
Date