

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

**Board of Directors Meeting Minutes  
November 15, 2016**

Meeting called to order at 1803. Board Members present were Joyce, Jackie, Jacques, Mike and 2 members.

Reports

Minutes of the B.O.D. meeting of November 1, 2016 were accepted as read.

Treasurer:

Current financials as of 10/31/16 are as follows:

□ Operations:		
▪ Beginning Balance:		\$50,390.49
▪ Deposits - rents & membership:		18,282.00
▪ Payments/ Transfers		20,483.37
▪ Ending Balance:		\$48,189.12
□ Capital		
▪ Beginning Balance:		\$93,657.45
▪ Deposit: (Transfer from Operations)		1,667.00
▪ Ending Balance:		\$95,324.45
□ Escrow		
▪ Beginning Balance:		\$5,788.58
▪ Deposits: (Transfers from Operations)		2,500.00
▪ Ending Balance:		\$10,788.58

Delinquent Rents = 1 households, one on payment plan and on track  
Members Paid in full = 33

President:

- Two new Membership Certificates have been issued.

Secretary:

- Insurance – A clarification on Bonding vs Insuring of Officers is pending.
- C.W.S. – Total Coliform report for October was negative. The PFOA/ PFOS testing requested by the NH-DES revealed a level of 0.009 ppb (highest result of the five parameters tested) for our system, which is well below the EPA advisory of 0.07 ppb. Smith Pump is due back next month. A new Inline Static Mixer has been ordered from Aqua Aid.

C.R.C.:

- The Committee will review the Rules this November. Notices will be sent to all Members after Thanksgiving to solicit recommendations for amendments.

Operations:

- Beavers – Three beavers have been trapped to date. A large Beaver stash was removed from the pond and the blockage in the culvert under Vaillancourt Drive has been cleared.

- ❑ Composting Areas – Good usage of the two new composting areas were noted. The BOD would like to extend a thank you to all residents who cleaned their yards this Fall.
- ❑ Plumbusters of Rindge – Has expressed a willingness to replace 5-10 water shut-offs at a time, for individual home sites, but cannot do so till Spring. They are familiar with the Park and have done plumbing work for several residents.

#### Old Business

- ❑ Snow Contract – Received from Saari Excavating and signed.
- ❑ CPA Review – Requested clarifications and changes were received by the BOD from Drouin. A motion was made by Mike to accept the Review as amended, seconded by Jackie, the motion passed. Drouin also clarified that the transfer of surplus funds from last FY to Capital Funds, as approved by the BOD and Membership, can occur at any time.

#### New Business

- ❑ Disbursements – Payments were made to the following vendors: Town of NI (taxes), Drouin Associates, Chemserv and Saari Excavating.
- ❑ Membership Certificates – Two new Certificates were signed and distributed. The total Membership now stands at 35.
- ❑ NHCLF Capital Transfer Requests – \$1,362 for 37 Tote Water Main leak, \$2,845.50 for new water main connection at pump house, \$3,950 for repair of Septic System at 19 Vaillancourt Dr.
- ❑ TD Bank – Tom Potter of TD Bank presented the BOD with 2 refinancing Scenarios at an informal meeting held November 4<sup>th</sup>. Copies of the Scenarios were distributed to all the BOD. Tom informed the BOD members in attendance that the next step would be to forward TD Bank a copy of our current Review and authorize TD Bank to conduct a new Park Appraisal. After a review of his proposal and discussion, a motion was made by Mike and seconded by Jackie to forward TD Bank a copy of our FY 2016 Review (when finalized) and to authorize a new Park Appraisal. The two motions passed. The estimated cost of a new Appraisal was \$3,000.
- ❑ Open Forum – The following business was completed:
  - Mike made a motion to authorize a \$500 payment to Roger Rivard (a non-Member) for his significant contributions to the Fall clean-up of common areas. The motion was seconded by Joyce, the motion passed.
  - Authority was requested by Mike, as Water Operator, to engage a trapper as necessary for beavers. Joyce made a motion to authorize, seconded by Jackie, motion passed.
  - Plumbusters – Mike made a motion to negotiate with Plumbusters for this Spring, seconded by Joyce, the motion passed. A second motion was made by Joyce to authorize emergent shut-off repairs as necessary, seconded by Jackie, motion passed.
  - Insurance – After discussion a motion was made by Mike, seconded by Joyce to add the Bookkeeper to our Insurance policy if there is no additional or a minimal cost. Motion passed.
  - 20 Year CIP/ Budget – Work needs to commence. Our Treasurer will coordinate workgroups and solicit volunteers to assist.
  - A motion was made by Mike, seconded by Joyce to use the remaining monies allotted to roads to replenish the regrind pile. The motion passed. Joyce will obtain estimates for concrete pads for the dumpsters.
  - Pump House – Mike requested monies from maintenance for additional insulation and ceiling work in the pump house. This was seconded by Joyce, motion passed.

The next regular BOD Meeting will be on December 12, 2016. Place TBA. The meeting adjourned at 2025.

Michael Veprauskas 12/12/2016  
 Michael Veprauskas, Secretary Date