

# Freedom Pond Cooperative

45 Vaillancourt Dr.

New Ipswich, NH 03071

## Board of Directors Meeting Minutes April 11, 2016

Meeting called to order at 1758. Board Members present were Joyce, Jackie, Dick, Mike and 3 members.

### Reports

Minutes of the B.O.D. meeting of March 7, 2016 were accepted as read.

### Treasurer:

Current financials as of 3/31/16 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$63,919.18
▪ Deposits - rents & membership:		17,409.00
▪ Payments:		15,049.57
▪ Ending Balance:		\$66,278.61
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$81,988.45
▪ Deposit: (Transfer from Operations)		1,667.00
▪ Ending Balance:		\$83,655.45
<input type="checkbox"/> Escrow		
▪ Beginning Balance:		\$5,313.58
▪ Deposits: (Transfers from Operations)		2,500.00
▪ Ending Balance:		\$7,813.58

Delinquent Rents = 4 households                      3 on payment plans  
Delinquent Memberships = 2                      both on above plans  
Members Paid in full = 26

### Operations:

- Stop sign at Park entrance was repaired.

### Secretary:

- C.W.S. permit to operate forwarded to Joyce.
- Inventory of Taxable Property filed with Town.
- Current Use filed for lots 40 and 79c.
- Membership documents – received from all but 5 Members. Members to receive own copies. All Members have received revised Bylaws and current 2016-2017 Budget.
- Groundwater Remediation – Monitoring wells will be sampled this month. Next report due in June.

### President:

- Welcomed Jackie to Board.
- Permit to operate C.W.S. filled with DES.

### C.R.C.:

- No complaints received. May 2<sup>nd</sup> walk through.

### Membership Request Log:

- 25 Moose – requested new street signs. (Deferred to New Business).
- 25 Moose – requested Co-op allow renters. (Deferred to New Business).
- 31 Tote – hole in driveway from February water distribution leak. (Hole was filled)

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- ❑ 34 Vaillancourt – requested the extra \$17 in April rent go towards Membership. (Forwarded to Jake)
- ❑ 12 Vaillancourt – request updated contact list. (Mike to collect information)
- ❑ 12 Vaillancourt – requested speed bumps be put into place. (Dick to follow-up)

## Old Business


- ❑ Quote from Saari (Park Entrance)—A quote for \$5,050 was received for drainage remediation at entrance. Mike made a motion that the quote be accepted, Joyce seconded, the motion passed.
- ❑ Utility Pole—Dick received a quote from Grace Electric (\$3,500 + \$250 to take pole) for re-routing the utility lines underground to 91 & 95 Vaillancourt. Dick will verify that there are no additional costs associated with the 3 involved utilities, for either the Co-op or Members.

## New Business

- ❑ Street Signage – After discussion there was a consensus that the current signage on the Park’s private roads are both adequate and preferred to typical street signs. A motion was made by Jackie and seconded by Mike that regular Street signs be utilized at both Park entrances.
- ❑ Renting – After a brief discussion it was agreed that no revision of the “renting of homes” provisions be made. Mike will respond in writing to 25 Moose.
- ❑ Committees – The following Committee Members were approved: Finance (Jacques, Sandra, Terri, and Diane. Membership/Welcome – Jackie, Amy and Lynn. The Maintenance list was also approved.
- ❑ April Finance Committee – Jacques to contact committee members.
- ❑ CPA – Jacques’ recommendation is to engage Steve Drouin for both Income Tax and Corporate Review. Fee to be capped at \$3,000. Motion made by Jackie to accept proposal, seconded by Dick, the motion passed.
- ❑ Drainage at the back dumpsters —The B.O.D. will check tomorrow on the situation as it is forecasted to rain. Dick will explore building up Vaillancourt Drive.
- ❑ Maintenance Calendar—The NH-ROC template was reviewed and discussed. Jackie offered to lead on this initiative. An ad hoc Committee consisting of Jackie, Debbie and Diane was formed to review and make recommendations. Jackie will post a clean-up day notice.
- ❑ Campers Derelictus – These have as yet to be claimed. Joyce will talk to Maurice.
- ❑ Official Notification Fee – A draft Resolution for a proposed fee schedule for Members who require notification by Certified Mail or Legal Counsel was presented. Motion made by Jackie to accept as written, seconded by Dick, the motion passed.
- ❑ Leak Survey – There will be a water system leak survey of all residences conducted this May. (Last time done was 2008). There will be prior notification posted.

The next regular Board Meeting will be held at 6:00 pm on May 9, 2016, location to be determined.

The meeting adjourned at 1956.

  
Michael Veprauskas, Secretary      5/9/2016  
Date

**Freedom Pond Cooperative, Inc.  
Board of Directors Resolution  
Official Notification Fee  
April 11, 2016**

**Resolved:** So as not to burden the entire Membership, the Freedom Pond Cooperative, Inc. will assess the following fees to any resident who must be contacted in an official capacity:

- Certified Mail – a Five (\$5.00) dollar processing fee.
- Legal Notifications – the assessed legal fee.

Such fee will be deducted from the household's Membership account. The account must be replenished by the Member to remain in good standing.

Signed this 11th day of April, 2016.

  
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Joyce Bocash, President

  
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Jacques Bergeron, Treasurer

  
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Jacqueline Beausoleil, Vice President

  
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John McCuddy, Operation's Manager

  
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Michael Veprauskas, Secretary