

# Freedom Pond Cooperative

45 Vaillancourt Dr.

New Ipswich, NH 03071

## Board of Directors Meeting Minutes May 9, 2016

Meeting called to order at 1758. Board Members present were Joyce, Jackie, Jacques, Mike and 2 members.

### Reports

Minutes of the B.O.D. meeting of April 11, 2016 were accepted as read.

Treasurer:

Current financials as of 4/30/16 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$66,278.61
▪ Deposits - rents & membership:		18,418.00
▪ Payments:		14,909.65
▪ Ending Balance:		\$69,786.96
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$83,655.45
▪ Deposit: (Transfer from Operations)		1,667.00
▪ Ending Balance:		\$85,322.45
<input type="checkbox"/> Escrow		
▪ Beginning Balance:		\$7,813.58
▪ Deposits: (Transfers from Operations)		2,500.00
▪ Ending Balance:		\$10,313.58

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

The ending balance for the Operations Account reported in the March 7, 2016 Minutes was amended to \$63,919.18.

President:

- Dick will be moving, a new Operations Manager may be needed.

Operations:

- Road signs have been installed.
- 51 Moose Drive's Septic Pump has been replaced, awaiting electrical hook-up.
- The septic at 20 Vaillancourt required pumping again.

V.P.:

- The Maintenance task list has been reviewed by the ad hoc Committee. A notice will be sent to Members.

Secretary:

- C.W.S. – April Total Coliform negative. CCR (Consumer Confidence Report) is complete.
- Notification Resolution – now complete and will be posted.

### Membership Request Log:

- 21 Tote – requested means to advertise items for sale/free. (Informed can use Communications Board).
- 31 Tote – would like to install a carport. (Involves Site Improvement – deferred to New Business).

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- ❑ 19 Vaillancourt – leaking septic line (relevant piping replaced).
- ❑ 77 Vaillancourt – request to have septic pumped (not currently having issues).

## C.R.C.:

- ❑ A drive through the park was performed on May 2<sup>nd</sup>. The only concern was a derelict sofa outside a home. The Committee was assured this was temporary.

## Old Business

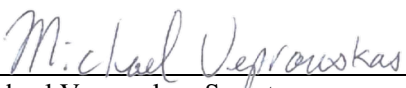
- ❑ Campers Derelicti —Joyce is following up. They will reportedly be removed next Thursday.
- ❑ Utility Pole— Joyce has confirmed that the total cost will be as quoted by Grace Electric (\$3500). Jacques made the motion, Jackie seconded to proceed with the removal of the Utility Pole. The motion passed.

## New Business

- ❑ Maintenance/ Site Improvement Form – The ROC-USA form was reviewed, after a brief discussion Mike was instructed to print up the forms. The Policy was also reviewed but tabled till next meeting.
- ❑ Back lot access – The back lot has been cabled off. The cable requires additional visibility for safety reasons. Dick has the Park's 'Caution Tape', which should be suitable. Jackie will pursue.
- ❑ Compost Piles – The Park is in need of designated areas for disposal of leaves, grass clipping, etc. It was suggested that we continue with past practice of providing composting areas for residents. Joyce made the motion to proceed with establishment of new composting areas, Jackie seconded, the motion passed.
- ❑ Pump House – Mike made a motion to replace sections of the current pump house floor drain piping as it is not up to code and to replace 6 sections of T1-11 siding. Jackie seconded, the motion passed.

The next regular Board Meeting will be held at 6:00 pm on June 13, 2016, at the N.I. Library.

The meeting adjourned at 1903.

 6/13/2016  
Michael Veprauskas, Secretary Date