

Freedom Pond Cooperative

45 Vaillancourt Dr.

New Ipswich, NH 03071

Board of Directors Meeting Minutes July 18, 2016

Meeting called to order at 1757. Board Members present were Joyce, Jacques, Mike and 2 members.

Reports

Minutes of the B.O.D. meeting of June 13, 2016 were accepted as read.

Treasurer:

Current financials as of 6/30/16 are as follows:

❑ Operations:		
▪ Beginning Balance:		\$70,859.58
▪ Deposits - rents & membership:		17,126.00
▪ From Escrow:		14,525.00
▪ Payments/ Transfers		29,688.52
▪ Ending Balance:		\$72,822.06
❑ Capital		
▪ Beginning Balance:		\$86,989.45
▪ Deposit: (Transfer from Operations)		1,667.00
▪ Ending Balance:		\$88,656.45
❑ Escrow		
▪ Beginning Balance:		\$12,813.58
▪ Deposits: (Transfers from Operations)		2,500.00
▪ Ending Balance:		\$788.58

Delinquent Rents = 3 households, all on payment plans and on track

Members Paid in full = 28

President:

- ❑ Dick McCuddy resigned his position as Operations Manager effective 7/16/2016
- ❑ Eversource will complete the electrical utility transfers for 91 & 95 Vaillancourt Drive on July 27th.
- ❑ Lesley had no additional paperwork for the C.W.S. from 2015.
- ❑ Marcia (ROC-NH) was requested to address all Co-op mail to 45 Vaillancourt Dr.

Secretary:

- ❑ Regulatory – Approval for current use status has been received for Co-op Lots 40 and 79c. The State of NH has specific requirements for Membership Certificates that were not included on those distributed, they will need to be reissued. Mike distributed documentation from the Town of New Ipswich and the State of NH.
- ❑ Insurance - To date we have received requests for additional information, but no new premium quotes for the Co-op Liability and Flood Insurances.
- ❑ Composting Areas – Installation of fencing for two new composting areas has been completed. These two areas should serve the needs of resident lots, but an additional and larger area will be needed to accommodate common land needs. A notice will be posted for residents.
- ❑ C.W.S. – Total Coliform results for June were negative. Aqua-Aid now requires payment in advance for deliveries. Due to the heat wave and dry conditions the well pumps are running for long periods and the chemical mixers are working hard. The Water Store in Rindge has found a mixer that meets DES standards for \$894. Mike will check with Jackie for a price comparison with our current units. The NH-DES has issued drought warnings for the state, especially for coastal and southern areas.

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They currently list 88 water systems with use restrictions within the state. The DES has also granted approval for the submitted pump house modifications.

C.R.C.:

- ❑ 20 Tote Dr. was requested to register their dog.

Membership Request Log:

- ❑ Both 12 and 20 Vaillancourt Drive registered their dissatisfaction with the new septic system's appearance. Mike spoke with Saari about modifications.

Old Business


- ❑ Site Improvement Form – The revised **Site Improvement Form** was presented for discussion, which included modifications based upon Membership feedback. It was felt that a graph layout for sketching would make it easier to complete. Joyce made a motion the Form be accepted with this modification, Jacques seconded, the motion passed.

New Business

- ❑ Dumpsters – We continue to receive complaints about overfull dumpsters, inappropriate disposal of items and the apparent use of dumpsters by non-residents from both the Membership and Shaw's. After some discussion Joyce made a motion to consolidate all the dumpsters out back, Jacques seconded, the motion passed. Mike will notify the Membership.
- ❑ Operations Manager – A lengthy discussion regarding the open Operations Manager position ensued. No consensus was reached. A notice will be sent to the Membership regarding the open position.

The next regular Board Meeting will be held at 6:00 pm on August 1, 2016, at 95 Vaillancourt Dr.

The meeting adjourned at 2000.



Michael Veprauskas, Secretary 8/1/2016
Date

TO THE BOARD OF DIRECTOR'S, FREEDOM
FUND CO-OP. I J.R. McEddy will BE
STEPPING DOWN FROM MY POSITION AS
OPERATIONS MANAGER, DUE TO PERSONNEL
REASON'S. ALL RECORDS WILL BE GIVEN
TO THE NEXT OPERATION MANAGER, ON
REQUEST.

EFFECTIVE

7/16/16