

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

**Board of Directors Meeting Minutes
New Ipswich Library
December 4, 2017**

Meeting was called to order at 1757. Board Members present were Mike, Jackie, Robyn and 3 members. Minutes of the B.O.D. meeting of November 6, 2017 were accepted as read.

Reports

Treasurer:

Current financials as of 11/30 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$62,125.63
▪ Deposits –transfer from Capital, rents:		15,510.00
▪ Payments /Transfers:		4,255.07
▪ Ending Balance:		73,380.56
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$64,175.22
▪ Deposit: (Transfer from Operations)		1,667.00
▪ Payments/Transfers		0
▪ Ending Balance:		\$65,842.22

2 late rent payments in November, both resolved. 49 members paid in full.

President:

- A notice from TD Bank concerning Escrow Fund deficiency was received. Mike will follow up.

Vice President: No report.

Secretary:

- CWS - TC negative for October & November.

Operations:

- Environmental Consultants were in for pump house and monitoring well samples to assess VOC's.
- Two large trees were removed. One on common land fell to the edge of Vaillancourt Drive with branches on the utility pole. The second was on common land and leaning toward 57 Vaillancourt Drive.
- Trees were removed or trimmed on six resident lots requested by homeowners.
- We have received notification that the home at 15 Tote Drive is for sale.

CRC:

- No complaints.

Old Business

Calendars:

- The Chart of Accounts was reviewed. Mike made a motion, seconded by Jackie to as written. The motion passed. No CPA quotes were obtained this year.
- Final Rules Legal Review: - A review of the final response of the Coop Attorney was conducted. A motion was made by Mike, seconded by Jackie to accept the wording concerning drug offenses as suggested by the Attorney. The motion passed. A motion was made by Mike and seconded by Jackie to accept the attorneys wording home sites. The motion passed.

New Business

- ❑ Payments - The following reimbursement payment was approved: Diane Veprauskas.
- ❑ A discussion occurred about snow removal at the mailboxes and pump house. Jay Rivera and Tim Lajoie have expressed willingness to remove snow at the price of \$150.00/season for each area. Mike will pursue finalization of paperwork.

Open Forum

- ❑ 76 Vaillancourt Dr. requested their late fee for December be waived due to unanticipated expenses. A motion was made by Mike and seconded by Jackie to waive the fee. The motion passed.
- ❑ The B.O.D. has been notified that a Member does not actually own their property and it was not grand fathered at inception. A motion was made by Jackie and seconded by Mike to send the residents a notice, as framed by the Co-op Attorney, giving 60 days to resolve the situation. The motion passed.
- ❑ A check for payment of the Membership fee was returned for NSF. A motion was made by Mike and seconded by Jackie to send a letter to the Resident informing them that they must pay non-member lot rent until the matter is remedied. The motion passed.
- ❑ Concern was voiced about the difficulty in distributing Demand for Rent Letters as the current form requires two B.O.D. signatures. A motion was made by Mike and seconded by Jackie to modify the form to require only one signature. The motion passed.
- ❑ An Empowerment Resolution was reviewed and signed.
- ❑ Cuzz We Rock Electric has signed a service provision agreement.

The meeting adjourned at 2000.

The next BOD Meeting will be held on January 15, 2018 at 6 pm, at the New Ipswich Library.



Diane Veprauskas, Recording Secretary

1/22/2018

Date

**Freedom Pond Cooperative, Inc.
Board of Directors Resolution
Board of Directors Empowerment
December 4, 2017**

The Board of Directors (B.O.D.) for the Freedom Pond Cooperative hereby authorizes any individual B.O.D. Member to intervene on behalf of the entire Board in the following situations:


- Any activity or situation presents an immediate risk to life, health, property or the environment.
- Any activity in violation of United States Law, New Hampshire State Statute, or New Ipswich Ordinance; or to meet the requirements of the same.
- Any Rules violation occurring upon Cooperative Common Land.
- Any activity or failure to act, which is in direct violation of established Cooperative Policies and Procedures.

All direct communication with residents of the Cooperative must be in writing.


Note: Complaints from Members concerning other Members or their lots, which do not meet the above criteria will continue to be handled by the Community Rules Committee

A written report of the situation, the B.O.D. Member action, and the outcome will be presented at the next scheduled Board meeting.

Signed this 4th day of December, 2017.



Michael Veprauskas, President



Jacqueline Beausoleil, Vice President



Robin Lasanen, Director at Large