

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

**Board of Directors Meeting Minutes
New Ipswich Library
June 12, 2017**

Meeting was called to order at 6:05 pm. Board Members present were Mike, Joyce, Debby, and 3 members. Minutes of the B.O.D. meeting of May 8, 2017 were accepted as amended.

Reports

Treasurer:

Current financials as of 5/31/2017 are as follows:

Operations

▪ Beginning Balance:	\$50,282.32
▪ Deposits - rents & membership:	18,771.00
▪ Payments/ Transfers :	10,211.06
▪ Ending Balance:	\$58,842.26

Capital

▪ Beginning Balance:	\$88,150.41
▪ Deposit: (Transfer from Operations)	1,667.00
▪ Ending Balance:	\$89,817.41

Rents = 1 late rent, resolved. Late fee remains due.

Members Paid in full = 40.

4 New Certificates

President:

- Letter received from 96 Vaillancourt on June 3rd complaining about lack of agenda for June meeting. Bylaws require posting 3 days before the meeting, which would have been June 9th.
- Letter received from Steve Eaton on June 6th with details of septic system inspection and evaluation services.

Vice President:

- R Gillogly was approved for membership at 72 Vaillancourt Drive.

Secretary:

- No report.

Operations:

- Water shut-offs - 9 shut off valves were replaced by Wardwell & Sons. A 10th was evaluated, but not replaced due to plastic materials (found functional). New insulation was applied as necessary.
- Tree down on Vaillancourt Drive on flower bed and into brook, cleared by Mike.
- CWS - Total Coliform for May was negative. Lead and Cooper testing was completed, all results were well below NHDES Action Level.

C.R.C.: No reports .

Old Business:

- BOD Calendar - discussed with revisions made.
 - Park census for TD Bank will be completed by Debby by end of June.
- Operation Calendar – revisions from ROC template were reviewed. A work in progress.
- Site Improvements – The revised **Maintenance and Site Improvement Request Policy** and accompanying **Form** were reviewed. A motion was made by Joyce to accept both as revised, seconded by Mike, motion passed.
- Rules Revision – Sample background material for use in conjunction with rules revisions was distributed. Assignments will be ~~distributed~~ made at the next meeting.


New Business

- Payments – Wardwell & Sons.
- Contracts
 - Kimber Bookkeeping – a new, revised contract was received. Motion made by Mike to accept as revised, seconded by Joyce, motion passed. The contract was signed.
 - SRW – the expected revised Groundwater Management Permit Application has not arrived. Options are being explored.
- Septic Systems – The system at 3/5 Moose Dr. continues to be flooded. After discussion a motion made by Joyce to replace Septic system at 3/5 Moose Drive and to use up to \$2000 from Capital to evaluate additional systems. Seconded by Debby, motion passed.

Open Forum

- Volunteer Letter – In an effort to encourage Co-op volunteers, an expanded Volunteer Letter reflecting available stipends was presented and reviewed. A motion was made by Debby to accept the letter as written, seconded by Joyce. The motion passed. Follow up will be at the next meeting.
- Co-op Business Drop Boxes – The current drop boxes are scattered and unsatisfactory. Two examples of available alternatives were reviewed. Joyce made a motion to purchase the 7 box unit at \$862.91; seconded by Debby. The motion passed.
- BOD Meetings- To simplify preparation for the meetings, necessary paperwork will be distributed electronically. Each member will be responsible for reviewing, printing (as necessary) and bringing their own copies.

The next BOD Meeting will be July 10, 2017, at 6 pm, at the NI Library. The meeting adjourned at 8 pm.



Debby Connolly, Secretary

7/10/2017
Date

Freedom Pond COOPERATIVE, INC

Board of Directors

Applicant(s)

72 Vaillan Court DR
Property Address

Robert Gillogy

Recommended Board of Directors Action:

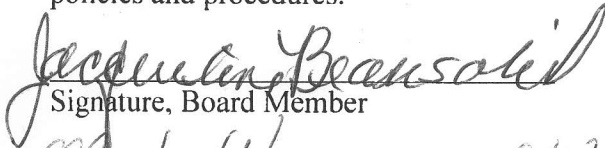
Admiral Property Management, LLC indicates that above applicant(s) **DOES** meet Freedom Pond Cooperative applicant criteria.



Signature, Admiral Property Management, LLC

The Freedom Pond Cooperative Board of Directors APPROVES /DENYS the above applicant(s) for membership into the Cooperative.

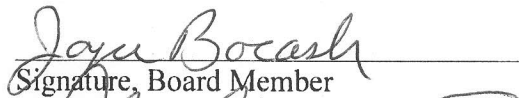
This decision is based upon the Cooperative's By-Laws, Rules and Board Approved policies and procedures.



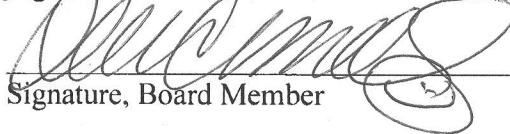
Signature, Board Member



Signature, Board Member



Signature, Board Member



Signature, Board Member

Signature, Board Member

NOTE: A majority of the members of the Board of Directors then in office must sign this form.