

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

**Board of Directors Meeting Minutes**  
**New Ipswich Library**  
**October 22, 2018**

Meeting was called to order at 1759. Board Members present were David, Christine, Terry and 4 members.

Minutes of the B.O.D. meeting of September 17, 2018 were accepted as read.

**Reports**

**Financial:**

Current financials as of 9/30//2018 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$56,304.81
▪ Deposits –transfer from Capital, rents:		16,175.00
▪ Payments /Transfers:		22,386.69
▪ Ending Balance:		\$50,093.12
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$72,230.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Payments/Transfers		0.00
▪ Ending Balance:		\$73,897.22

There was 1 late rent in September which has been resolved.

An Action without a Meeting occurred on 9/26 to accept the quote from Bellows-Nichols for CGL&P.

An Action without a Meeting occurred on 10/11 to accept the quote from Jake Sennott for tree removal.

A Provision of Membership information was provided for 20 Tote Drive.

**Operations:**

- Caswell Pump - Well 004 has been inspected and it's pump tested. Minimal cleaning was required and the well screen is in good condition. Open pumping produced in excess of 30gpm and with pump in place it produced 21gpm. There appears to be no degradation in performance since the 2007 installation. Well 003 will be inspected/cleaned in the near future. The CWS will be off-line for a time for this cleaning. Residents in need of a home water shut off replacement should make this known in the near future as this will be a convenient time to have this done. Three have been identified to date. to follow.
- Trees - 22 trees were cut at a cost of \$3000. Selection was based upon 1) identified priorities (too close to park wells, septic systems and necessary road improvements) and 2) resident requests in the order in which they were received. Unfortunately, not all the latter could be accommodated with the funds available.
- Septic Systems - The replacement of the system at 24/28 Vaillancourt has been delayed due to the presence of apparent petroleum products in the tank. NH DES has been notified and is issuing a scope of work authorization to Accuworx. Replacement of the system at 30/32 Vaillancourt Drive is underway. Riser installations should be complete. A list of addresses and tanks to be pumped/cleaned this year was given to Shaws. They will need a descriptive indications of tank locations.
- Beaver Nuisance - No update at present.
- Roads - The drainage/road work at the intersection of Vaillancourt and Moose has been completed.

## Old Business

- ❑ BOD Calendar – There has been no park inspection to date. A motion was made by Christine and seconded by Terry to move the inspection to spring. The motion passed.
- ❑ Dumpsters - There is continued concern about inappropriate dumping. A suggestion was made to install a camera of some type at the dumpsters. A motion was made by Christine and seconded by David to authorize Tim Lajoie and Paul Bryand to explore options. The motion passed.
- ❑ Septic systems - Riser installation will be complete this week. Tim Lajoie will provide maps of tank locations.
- ❑ Fall Clean-up - Agreements were signed for Mike Veprauskas and Tim Lajoie to do the clean up.

## New Business

- ❑ Payments – The following payments were made/approved: (by VISA Gift Card) Tractor Supply \$83.88 for solar salt, Jake Sennott \$3000 for tree removal, Bellows-Nichols \$ 3150 for CGL&P, Diane Rager \$109 for site prep prior to septic system installation, Jake Bergeron \$84.78 for mowing stipend, Tim Lajoie \$1894.48 for mowing stipend, Tim Lajoie \$275 for riser installation stipend, Paul Bryand \$255 for riser installation stipend, Joseph Beausoleil opted to take firewood as his mowing stipend.
- ❑ Member Requests - Liz Smith would like to replace a shed. David and Christine will follow up.
- ❑ Winter snow clearing - Tim Lajoie has offered to clear snow at the mailboxes again this year. Jay Rivera will again clear the pump house area. A motion was made by David and seconded by Terry to accept the offers. The motion passed.
- ❑ A motion was made by Christine and seconded by Terry to, based on the recommendation of the Cooperative's attorney, schedule an expulsion hearing for the residents at 9 Vaillancourt Drive for continued failure to meet membership requirements. The motion passed. The hearing will be held on 11/26 at the NI Library at 6:00PM.
- ❑ FYE 2019 Second Quarter review - Score Card was reviewed and appears to be on target.
- ❑ Beaver Nuisance - A motion was made by Terry and seconded by Christine to authorize David to manage the beaver nuisance including signing any documents and approving any fee structure. The motion passed.

## Open Forum

- ❑ A suggestion was made to post a reminder to test and plug in heat tape as the days get colder. Christine will post the notice and include notice for water shut-off replacements.

The meeting adjourned at 1955.

The next BOD Meeting will be held on November 12, 2018 at 6 pm, at the NI Library.

  
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Diane Veprauskas, Recording Secretary      11/17/2018  
Date