

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

Board of Directors Meeting Minutes
New Ipswich Library
December 10, 2018

Meeting was called to order at 1800. Board Members present were David, Christine, Terry, Mike and 2 members.

Minutes of the B.O.D. meeting of November 19, 2018 were accepted as read.

Reports

Financial:

Current financials as of 11/30/2018 are as follows:

❑ Operations:		
▪ Beginning Balance:		\$49,491.52
▪ Deposits –transfer from Capital, rents:		15,904.00
▪ Payments /Transfers:		19,226.63
▪ Ending Balance:		\$46,168.89
❑ Capital		
▪ Beginning Balance:		\$75,564.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Payments/Transfers		0.00
▪ Ending Balance:		\$77,231.22

There were 2 late rents in November, one has been resolved.

A Membership Expulsion Hearing took place on November 26, 2018, during which the BOD voted to remove the residents of 9 Vaillancourt Drive from Membership.
49 Member Households.

Property Taxes for December have been paid with an approximate \$1,500 increase every 6 months.

Three Capital transfers requests have been submitted for completed projects.

The Bookkeeper has responded to all areas of concern on the Cash Flow report and is making adjustments.

Operations:

- ❑ CWS - Total Coliform was negative for November.
- ❑ Caswell Pump - 11/27 - 12/1/2018, GPW-003 has been cleaned, inspected and disinfected. Flushed debris was mostly iron and manganese. Recommended well cleaning every 5 years. Report to follow.
- ❑ Septic System at 6 Moose - 11 28/2018 residents noting continued odor, tank was pumped, but problem was found to be a disconnected sewer line under home. Temporary fix in place.
- ❑ Water Shutoffs - 11/29/2018 water shutoffs replaced on lots at 27 Tote and 28 Vaillancourt during well cleaning.
- ❑ Beaver Nuisance - David reports no new progress or notification of completion as yet.

Old Business

- ❑ BOD Calendar – Taxes were paid, Membership input for Capital requests will be posted.
- ❑ Chart of Accounts - no new discussion ensued. Motion made by Terry to accept current, seconded by Christine, motion passed.

New Business

- ❑ Payments – The following payments were made: (by VISA Gift Card) Belletetes \$25.95 for pipe insulation/ wrap. Caswell Pump -\$2,800 for well cleanings and inspection.

- ❑ Member Requests - three were received:
 - Late Fee Waivers - two requests were received for cause from 15 Tote and 24 Vaillancourt Drives. A motion was made by Mike to accept, seconded by Christine, motion passed.
 - Plowing - a letter was received from 19 Vaillancourt regarding plowing concerns, after discussion a unanimous consensus was reached by the BOD as follows: 1) each season the BOD has instructed its contractor to minimize snow depositing onto resident's lots whenever feasible. This will be reinforced, but is not always practical as the snow has to go somewhere. 2) all deliveries to individual homes are to be conducted by means of the resident's driveway. 3) due to the wet and heavy nature of recent snowfalls, everyone had clearance issues.
- ❑ BOD Calendar revisions – After discussion the following changes to the BOD Calendar were agreed to be made: Annual Park Walk-through to Spring (May) as September is too late for effective remediation. Add critical Grounds Care tasks, e.g. snow removal, clean-ups to Calendar, with a minimum of one month notice posting prior to deadline.
- ❑ FYE 2020 Operating Budget - cumulative work on budget and narrative were distributed for discussion.
- ❑ FYE 2020 Capital Budget - due to the many on-going septic system concerns this will be lean for the coming FY, but a notice for Member input will be posted.

Open Forum

- ❑ A brief discussion occurred on minimizing Co-op losses due to rent defaults. All BOD members agreed to bring their ideas to the January Meeting

The meeting adjourned at 1930.

The next BOD Meeting will be held on January 14, 2019 at 6 pm, at the NI Library



Diane Veprauskas, Recording Secretary 1/14/2019
Date