

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

**Board of Directors Meeting Minutes**  
**New Ipswich Library**  
**May 14, 2018**

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

Minutes of the B.O.D. meeting of April 11, 2018 were accepted as read.

**Reports**

**Financial:**

Current financials as of 3/31/18 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$57,273.78
▪ Deposits –transfer from Capital, rents:		15,990.00
▪ Payments /Transfers:		26,541.56
▪ Ending Balance:		\$46,722.22
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$49,890.94
▪ Deposit: (Transfer from Operations)		15,671.28
▪ Payments/Transfers		0.00
▪ Ending Balance:		\$65,562.00

50 members paid in full.

There were two late rents in April, both resolved and late fees collected.

**President:**

- Two parties have expressed an interest for the lot at 18 Tote. One is pursuing financing.
- Provision of Residence Information for 41 & 52 Tote.

**Operations:**

- Flooded Septic tank at 30/ 32 Vaillancourt Dr. (This is one of the systems scheduled for replacement).
- We are experiencing difficulty in recruiting a company/ devising an acceptable plan for well cleaning. Four companies contacted to date.
- Three quotes have been received for road paving.
- Meetings x two with Steve Eaton for Septic Systems panning for current FY.
- To date, five households have requested tree trimming/ removal. One completed.

**Old Business**

- BOD Calendar – The following tasks were completed during April: Annual Membership Meeting, Officer hand-offs/ Ethics Agreements, NH-DES updates, CCR, Water Permit, transfer of Funds to Capital. Contact lists were reviewed and distributed to BOD Members.
- Ops Calendar – The following mowing agreements were reviewed: Joe Beausoleil 2 areas and Tim Lajoie the remaining. Motion made by David and seconded by Christine to accept the agreements.
- Signatories – Signatories Resolution accepted, but needs to be retyped as Terry was not present for signing.
- CRC Fall Walk-through – All concerns from last September’s walk through have been satisfactorily addressed except for the completion dates on 3 unregistered vehicles. Mike will follow-up and will send notices as necessary.

- ❑ Bylaws – A copy of the Membership approved revision of the Bylaws from the April Annual Meeting was attested. Copies will be distributed to the Membership.

### **New Business**

- ❑ Payments – The following payments were approved/ made: Two Membership stipend payments were approved for the past winter's snow removal at the Mailboxes and Pump house.
- ❑ Reviewed for new Board members:
  - BOD Resolution vs Action
  - The Rent Collection Procedure.
  - Provision of Membership Information. A list of resources for assistance to residents would be desirable. David will begin to get this together.
- ❑ Past Due Rent Collection – Revised Policy to reflect the current practice was reviewed. Motion made by David and seconded by Christine to accept the revised policy.
  - A Resolution to authorize Diane to send Demands for Rent was signed, but needs to be retyped as Terry was not present for signing.
- ❑ A work group meeting is needed to review the proposed changes to the Community Rules prior to distribution to membership. David will coordinate.

### **Open Forum**

- ❑ Burn Pile – An area is required to burn brush resulting from tree trimming. It was suggested that the area between the old garage location and the drainage ditch could be used. Motion made by David and seconded by Hal to situate the burn pile in this location.
- ❑ Leaf composting area – A third area is required. The suggestion was made to locate a large compost area (for common ground leaves) be located on the site of the old garage. Motion made by David and seconded by Christine to accept this location.
- ❑ Completion of Septic Project at 76 Vaillancourt – David inquired about loam and seed for the area disrupted for leach bed replacement. Mike will follow-up with the Saaris.

The meeting adjourned at 1950.

The next BOD Meeting will be held on June 11, 2018 at 6 pm, at the New Ipswich Library.

  
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Diane Veprauskas, Recording Secretary      6/11/2018  
Date