

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

**Board of Directors Meeting Minutes
New Ipswich Library
July 9, 2018**

Meeting was called to order at 1800. Board Members present were David, Hal, Christine, Terry and 3 members.

Minutes of the B.O.D. meeting of June 9,2018 were accepted as read.

Reports

Financial:

Current financials as of 6/30/2018 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$49,162.97
▪ Deposits –transfer from Capital, rents:		16,650.00
▪ Payments /Transfers:		15,524.81
▪ Ending Balance:		\$50,288.16
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$67,229.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Payments/Transfers		0.00
▪ Ending Balance:		\$68,896.22

50 members paid in full.

There were no late rents in June.

An Action Without a Meeting occurred June 30 to reject the Petition to remove Mike V. on advice of Counsel.

President:

- No report

Operations:

- A reminder that the Conference: Sustainable Management for Water and Septic Systems will be held at 29 Hazen Drive in Concord on July 17. It will be free and lunch is provided.
- We have received nothing from Steve Eaton concerning septic systems.
- We are waiting to hear from Pete Caswell concerning well cleaning.
- We have yet to hear from JDK Paving concerning work at entrance of park..

Old Business

- BOD Calendar – The BOD has chosen to continue to use Saari Excavating for snow plowing if they agree to the same contract as in the past. All were in agreement that because they are willing to come to fix leaks in the middle of winter, they deserve our continued business. The CPA review is nearly complete and will arrive at TD Bank prior to the deadline.
- Grounds Upkeep Coordinator - Members voiced concern about how to keep track of mowing of the common land. The need for a log kept by the individuals who are mowing was expressed. A motion was made by David, seconded by Christine to have mowing logs. The motion passed.
- Park Signage - As yet no report from Deb Connolly. Examples of signs available on line was presented. A motion was made by Terry and seconded by David to authorize Mike to purchase the signs.
- Expulsion Hearing Notice - A motion was made by David to vacate the Expulsion Hearing Notice for 9 Vaillancourt Drive as the individual has complied with BOD requests. The motion was seconded By Hal. After brief discussion, the motion passed.

New Business

- ❑ Payments – The following payment was made: Bellows-Nichols for Bond.
- ❑ Member requests – A request was made to waive the July late fee to 76 Vaillancourt Drive for cause. A motion was made by Christine and seconded by Hal to waive the fee. The motion passed. a request was received from 47 Tote Drive for reimbursement of expenses incurred in December of 2017 related to septic system issues. A discussion was held concerning the unexpected expense and how to limit such expense in the future. A Septic Line Reimbursement Acknowledgement Form and DES provide septic information brochure were reviewed. Christine made a motion, seconded by Terry to accept the form and brochure as presented. The motion passed. Terry will follow-up with the Member concerned.
- ❑ Quarterly Score Card - The spreadsheet Score Card was reviewed. We are over budget in 2 areas: septic maintenance and trash removal. Both are non-discretionary. We are otherwise on target.
- ❑ CPA Financial Review - Final draft has been reviewed and BOD affidavit has been signed. The final report will be mailed to us soon.
- ❑ Septic Systems - Several more septic tank covers remain to be located and risers installed. In addition, several leach beds require vent replacement or repair. David and Tim LaJoie have volunteered to work on them. Terry made a motion seconded by Christine to authorize this work and to provide a small stipend. The motion passed.

Open Forum

- ❑ Member Petition - Edward Vaillancourt questioned why the petition presented at the June meeting was invalid. The situation was explained by David, who quoted from a letter received from the Coop Attorney.
- ❑ David reported that on the night of July 4, an OHRV tore up the road in front of his home and sprayed the home with gravel and stones. NIPD is aware.

The meeting adjourned at 1945.

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

 _____ 8/20/2018
Diane Veprajskas, Recording Secretary Date