

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 7, 2019

Meeting was called to order at 1805. Present were Terry, Debby, Diane and 2 members.

Minutes of the B.O.D. meeting September 9, 2019 were accepted as read.

Reports

Financial:

Current financials as of 9/1//2019 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$51,052.28
▪ Deposits –transfer from Capital, rents:		16,840.00
▪ Payments /Transfers:		26,172.55
▪ Ending Balance:		\$41,719.73
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$37,759.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Payments		0.00
▪ Ending Balance:		\$39,426.22

All September rents were on target. Provision of Resident information provided for 20 Tote.
Two Actions without a Meeting were approved: 9/19/2019 Wally's Tree Service for tree removal & trimming. 9/28/2019 To approve Kathleen White as a new Member with residence at 25 Moose Drive.
Received: CGL/P Insurance Audit, Snow Plowing Contract, Asbestos Testing Contract.

Operations:

- Tree removal/trimming completed.
- Five capital projects were completed.
- Co-op Pump Chambers have been pumped.
- New CWS requirements for PFOA/ PFOS evaluation received from NHDES. Costs will total \$800 for the current fiscal year.

Old Business

- Calendar* - Fall Clean-up, Plowing Contract, Insurances.
- 9 Vaillancourt* - second evaluation recommended demolition. Contact for Asbestos testing received from Peniel Environmental. After a brief discussion a motion was made by Terry and seconded by Debby to authorize Diane to sign the Contract. Motion passed.
- 29 Tote Drive* - a motion was made by Diane and seconded by Terry to rescind the Eviction Notice for 29 Tote Drive as all Co-op requirements have been met. The motion passed.
- Rent Roll Follow-up* - one household has yet to update their Occupancy Agreement.
- Fall Clean-up* - Tim LaJoie was not present to sign the Fall clean-up agreement. Debby will follow-up and coordinate.
- Plowing Contact* - received with terms the same as last year. Motion made by Debby to accept, seconded by Terry. Motion passed and Contract signed.

- ❑ *Insurances* - the premium on the CGL/P policy has increased by \$400 and an Audit notice was received. Motion made by Terry and seconded by Debby to authorize Diane to complete the audit form, motion passed. We have yet to receive a renewal notice for the Officers Bond.

New Business

- ❑ *Disbursements* -
 - Payments/Approvals - Wally's Tree Service \$5,513 for trees, Liberty Mutual \$3,539 for CGL/P Insurance, Belletetes 4455.37 Solar Salt.
 - Approvals - Saari Excavating: \$1,250 Moose Dr. roadwork/ surfacing, \$1,300 Catch Basin replacement, \$800 Sump Area enlargement, \$7,000 Septic revisions/ addition of tanks to 18/ 20 Tote Dr., \$400 for misc. additional stump removals, \$4,000 Vaillancourt Dr. roadwork, \$3,500 Vaillancourt Dr. for gravel, regrind, paving and stump removals along road.
 - Approvals - Membership: Bergeron \$42.39 for seasonal mowing, Tokarz \$330.57 for foundation drainage materials, Veprauskas \$225 for clearing of 15 Catch Basins.
Veprauskas - recently cut trees in return for seasonal mowing, the trees were donated.
- ❑ *Membership* - a Volunteer Agreement was signed with 44 Vaillancourt for recently cut trees in return for Pump House work. Letters were signed by the BOD for the following: 37 Tote - requesting a meeting in regards to his property, 20 & 30 Vaillancourt - for relocating their basketball hoops to their driveways.
- ❑ *Capital Projects Finalization* - paperwork on 7 Capital Projects was completed for forwarding to TD Bank.
- ❑ *2nd Quarter Budget Reconciliation* - the second quarter scorecard was distributed. Current overruns in several categories total about \$1,300. Hopefully this will be offset elsewhere. An updated CIP, which reflects recently completed projects was also distributed.
- ❑ *Site Improvement Form* - a revise **Maintenance and Site Improvement Form** was distributed. There are no changes to the Membership portion of the Form, but the section for BOD completion has been elaborated to include common infrastructure and regulatory concerns. Motion made by Diane to accept, seconded by Terry, motion passed.
- ❑ *Dumpsters* - Two of the Board suggested that resident conduct at the park dumpsters needs improvement. Debby will compile, post and distribute a notice on Dumpster Etiquette.

The next B.O.D. meeting will be held on November 4, 2019 at the New Ipswich Library. The meeting adjourned at 2000.



Diane Veprauskas, Recording Secretary Date 11/4/2019