

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

Board of Directors Meeting Minutes
New Ipswich Library
November 4, 2019

Meeting was called to order at 1800. Present were Terry, Debby, Diane and 1 member.

Minutes of the B.O.D. meeting October 7, 2019 were accepted as read.

Reports

Financial:

Current financials as of 11/1/2019 are as follows:

☐ Operations:		
▪ Beginning Balance:		\$41,719.73
▪ Deposits –transfer from Capital, rents:		16,335.00
▪ Payments /Transfers:		23,139.84
▪ Ending Balance:		\$34,914.89
☐ Capital		
▪ Beginning Balance:		\$39,426.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Payments		0.00
▪ Ending Balance:		\$41,093.22

All October rents were on target. We have received notification that the renters at 5 Tote Drive will be moving out.

Operations:

- ☐ Signage has been installed.

Directors:

- ☐ Quotes for demolition of 9 Vaillancourt Drive have been received. Vendors will have to show proof of insurance and W9 forms. Results of Asbestos testing is required prior to moving forward. The owner at 37 Tote Drive has reached out to the BOD and will attend the December meeting to discuss his plans.

Old Business

- ☐ *Calendar* - Chart of Accounts, Snow Removal.
- ☐ *Rent Roll Follow-up* - All Occupancy Agreements are complete.
- ☐ *Park Lots Follow-up* - 9 Vaillancourt Drive- awaiting asbestos testing; 18 Tote Drive - awaiting Eversource services; the lot will require extensive filling prior to installation of a home; 37 tote Drive - as reported.

New Business

- ☐ *Disbursements* -
 - Payments/Approvals - Smith-Weiss Shepard \$78.00 for legal services, Bellows-Nichols \$139.00 for Bond Insurance, Belletete's \$3.99 for pipe insulation (Visa Gift Card), Diane V. \$225.00 garden maintenance stipend, Jay Rivera \$200.75 mowing stipend.

- ❑ *Membership* - Letters were signed by the BOD for the following: 28 Vaillancourt for vehicle on common land and 77 Vaillancourt to address dumpster etiquette. In addition, Rules notification letters were also signed for 2 other households..
- ❑ *Chart of Accounts* - A motion was made by Debby and seconded by Diane to accept the current Chart of Accounts for the upcoming fiscal year.
- ❑ *Snow Removal Agreements* - Jay Rivera and Tim Lajoie have expressed interest in removing snow from mailboxes and pumphouse area. Agreements signed.
- ❑ *Calendar Revision* - The current BOD calendar was reviewed by month. Proposed changes to improve usefulness were discussed. A motion was made by Terry and seconded by Debby to accept the revisions in total. The motion passed. Diane will type revisions for the next meeting.
- ❑ *Catch Basin Overview* - Tabled to December meeting.

The next B.O.D. meeting will be held on December 9, 2019 at the New Ipswich Library. The meeting adjourned at 1950.



Diane Vepuskas, Recording Secretary Date 12/9/2019