

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 9, 2019

Meeting was called to order at 1800. Present were Terry, Debby, Diane and 3 members.

Minutes of the B.O.D. meetings of November 4, 2019 and November 25, 2019 were accepted as read.

Reports

Financial:

Current financials as of 12/1/2019 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$34,914.89
▪ Deposits –transfer from Capital, rents:		36,694.00
▪ Payments /Transfers:		23,424.94
▪ Ending Balance:		\$48,183.95
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$41,093.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Payments		22,114.00
▪ Ending Balance:		\$20,646.22

There were 3 late rents in November, all have been resolved.

We have received a report on testing at 9 Vaillancourt Drive, as well as a contract for abatement.

We have received the deed for 9 Vaillancourt Drive.

We have been notified by the Planning Board of an abutter planning to subdivide.

A \$39 refund has been received from Liberty Mutual (GCL&P)

All 2020 BOD Meetings will be held on the second Monday of each month at the NI Library.

Operations:

- 10/21 Test results for newly established NHDES groundwater contaminants were as follows (ppt): PFOA - 5.12 (38), PFOS - 5.24 (70), PFHxS - nd (85), PFNA - nd (23).
- 11/13 TC results negative for 4th quarter.
- 11/7 NHDES inspected the pump house and SPA, no deficiencies identified.
- 11/27 Three monitoring wells were installed at 28 Vaillancourt Drive per NH state requirements.
- 12/4 StoneHill Environmental was here for monitoring and water sample collection from the park wells and the back lot monitoring wells.

Directors:

- Common Area walk through was completed on November 15. Report was reviewed.

Old Business

- Calendar* - Property Taxes, Proposed Capital Projects for FYE 2021.
- Calendar Revision Approval* -Revised Calendar was reviewed . A motion was made by Debby and seconded by Terry to accept as presented. The motion passed.
- Park Lots Follow-up* - 9 Vaillancourt Drive- A motion was made by Terry and seconded by Debby to accept the Quote from Peniel Environmental for abatement at 9 Vaillancourt. The

motion passed. A motion was made by Terry and seconded by Debby to authorize Diane to complete and sign the contract with Peniel. The motion passed.

New Business

- ❑ *Disbursements* -
 - Payments/Approvals - Peniel \$875 for Asbestos testing, Chemserve \$412 for state mandated testing, Debbie Fournier \$500 refund of Membership fee (25 Moose), Tim Lajoie \$1201.43 Stipend for mowing and fall clean-up.
- ❑ *Membership* - A letter was received from 3 Member households concerning plowing. A response was formulated. A motion was made by Diane and seconded by Debby to post both the Member letter and response on the Communication Board. The Member at 37 Tote Drive reported on his plans for the site. 15 Vaillancourt Drive presented a Site Improvement Form for his new front deck. The Member at 24 Vaillancourt Drive has requested to add 3 new occupants. All have been screened and meet criteria. A motion was made by Debby and seconded by Diane to accept them. A complaint about a loose dog has been received. A motion was made by Terry and seconded by Debby to authorize Diane to send a letter to the dog owner. A motion was made by Terry and seconded by Debby to waive liquidation fees for the three late November rents. The motion passed.
- ❑ *Budget Planning* - Tabled. A work group will meet on January 6 for this purpose.
- ❑ Proposed Capital Projects for next fiscal year tabled awaiting quotes.
- ❑ *New/Revised Policies* - A revised **Nominations** Policy was reviewed. A motion was made by Debby and seconded by Diane to accept the policy as written. The motion passed. A new **Tree Trimming/Removal** Policy was reviewed. A motion was made by Diane and seconded by Terry to accept the Policy as written. The motion passed.
- ❑ *BOD Resolution* - A Resolution was signed to reassign duties of the current President. Debby has volunteered to Chair the Membership Committee with assistance from Terry. A motion was made by Terry and seconded by Diane to accept her offer.

The next B.O.D. meeting will be held on January 13, 2010 at the New Ipswich Library. The meeting adjourned at 1950.



Diane Veprauskas, Recording Secretary 1/13/20 Date