

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

Board of Directors Meeting Minutes
76 Vaillancourt Drive
February 13, 2019

Meeting was called to order at 1755. Board Members present were David, Mike and 1 members.

Minutes of the B.O.D. meeting of January 14, 2019 were accepted as read.

Reports

Financial:

Current financials as of 1/31/19 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$48,391.95
▪ Deposits –transfer from Capital, rents:		17,920.00
▪ Payments /Transfers:		40,150.60
▪ Ending Balance:		\$26,161.35
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$48,273.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Ending Balance:		\$49,940.22

There were 3 late rents in January, 2 have been resolved.

We have received a \$640.00 tax refund from the State of N.H. SOS filing remains to be completed.

President:

- 36 Vaillancourt Drive has completed an Intent to Sell dated 1/25/2019.
- We have received a lovely thank you note from the New Ipswich Library for our donation.
- Christine Tokarz has resigned from the B.O.D as of 1/27/2019.
- The State of N.H. has notified us that we are due an addition refund of \$14.33. Form to request the refund was signed.

Operations:

- TC for February is negative and Nitrate well within limits.
- Beaver Nuisance - David reports that Patten Hill has completed trapping for the season.
- 1/21/2019 StoneHill Environmental has merged with another company, requiring an amendment to our contract for Ground Water Permit.

Old Business

- Close out of 9 Vaillancourt - A motion was made by David, seconded by Michael to retain the Membership fee from 9 Vaillancourt Drive. \$330.00 will be used to cover the November 2018 lot rent. The remainder will be used to defray legal expenses incurred by the Cooperative to deal with the situation. The motion passed.
- Calendar - David has received the Safe Deposit Box Key.
- FYE 2020 Budget - After brief review, a motion was made by Mike, seconded by David to approve the Operating Budget for the coming year. The motion passed.
- 20-Year CIP - After a brief discussion, a motion was made by Mike and seconded by David to approve the CIP. The motion passed.
- 3rd Quarter Budget Review - Review was completed.
- Nominations - A motion was made by David, seconded by Mike to forgo the Nominations Committee this year. The motion passed.

- ❑ Nominations Form - Form was reviewed. A motion was made by Mike and seconded by David to post Notice for Nominations and Nomination forms on the website and on communication board. The motion passed.

New Business

- ❑ Disbursements - The payments process with specifics required by the Bookkeeper was reviewed..
 - Payments: Drouin Associates \$487.66. A \$450.00 Visa Gift Card was obtained.
 - Capital transfer requests - Forms were reviewed and signed for : Septic Design 18/20 Tote \$220.00; Septic System replacement 24/28 Vaillancourt \$20,395.00; Septic Design 68/72 Vaillancourt \$1635.00; Water Main repair 37 Tote \$1150.00; Well Cleaning \$2800.00.
- ❑ Member Requests - two were received:
 - 1099 - Tim Lajoie has requested a 1099 for stipends received. The Bookkeeper will provide this to him. The B.O.D. will be required to sign 1096 and 1099 provided by the Bookkeeper.
 - Payment Plan - 20 Tote Drive has requested a payment plan for back rent due. A motion was made by Mike to approve the proposed payment plan, seconded by David. A signed copy of the approved plan will be provided to the residents..
- ❑ Annual Membership Meeting - A date and venue for the annual meeting is needed ASAP. Once the date and venue are determined, an insurance rider will be required. Diane will contact the NICC for available dates.
- ❑ Past Due Rent Policy - A draft proposal for Past Due Rents was distributed for review.
- ❑ Sale of Homes - A policy is required to outline requirements for Members' sale of homes, as well as handling Membership fee reimbursements. David will work on this.

The next B.O.D. meeting will be held on March 11, 2019 at 76 Vaillancourt Drive.
The meeting adjourned at 1935.



Diane Vejsauskas, Recording Secretary 3/11/2019
Date