

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

Board of Directors Meeting Minutes
76 Vaillancourt Drive
March 11, 2019

Meeting was called to order at 1800. Board Members present were David, Mike and 1 member.

Minutes of the B.O.D. meeting of February 13, 2019 were accepted as read.

Reports

Financial:

Current financials as of 2/28/19 are as follows:

| | | |
|---|--|-------------|
| <input type="checkbox"/> Operations: | | |
| ▪ Beginning Balance: | | \$26,161.35 |
| ▪ Deposits –transfer from Capital, rents: | | 42,350.00 |
| ▪ Payments /Transfers: | | 12,953.68 |
| ▪ Ending Balance: | | \$55,557.67 |
| <input type="checkbox"/> Capital | | |
| ▪ Beginning Balance: | | \$48,273.22 |
| ▪ Deposit: (Transfer from Operations) | | 1667.00 |
| ▪ Payments | | 26,200.00 |
| ▪ Ending Balance: | | \$25,407.22 |

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

We have received a \$14.33 tax refund from the State of N.H.

The Secretary of State Report has been filed.

President:

- We have received a brochure for the ROC Leadership Institute. David will follow up.
- Community Water System Emergency Plan will be finalized after pump house work is completed.

Operations:

- 3/5 New pump controller and panel installed for Well 004.
- 3/7 Remediation of frozen sewer line 31 Tote Drive.
- 3/12 New pump controller and panel installed for Well 003.
- 3/19 Community water will be down for pump house work, potentially from 8AM to 6PM.

Old Business

- Calendar - Pending: CPA contract, Membership packets, Officer Ballots
- CPA - no response to date
- 20-year CIP and FYE 2020 Capital Narrative - approved as
- Past Due Rent Policy - A motion was made by Mike seconded by David to accept the Policy and associated Payment Plan Form. After brief discussion, it was decided to wait until the Membership vote on the late fee. The motion passed.
- Sale of Homes - David reports that more time is needed to finalize checklist and policy for sale of homes.
- Nominations - David has agreed to run for President and Diane V. has agreed to run for Treasurer. A further nomination was received from Tim Johnson for the BOD, but according to Co-op records he is currently ineligible. Mike will send a letter notifying him of his ineligibility A motion was made by Mike, seconded by David to accept a ballot reflecting the two remaining Nominees. The motion passed.

New Business

- ❑ Disbursements -
 - Authorization of payments: Earl Howard \$560 - reimbursement for sewer line, Maurice Vaillancourt \$120 - reimbursement for electric, Gordon Services \$871.73 - remediation of frozen sewer line, Belletetes \$43.98 plumbing supplies.
- ❑ Member Requests - none.
- ❑ Distribution for Annual Membership Meeting - The following items were reviewed: 1) Notice for Water shut off on March 19; 2) Notice of Meeting date, time and location; 3) Bylaws - to remove references to "Subscribers"; 4) Alteration to Occupancy Agreement to reflect removal of late fee; 5) Past Due Rent Policy and Agreement; 6) Census Form; 7) Revised Community Rules (Motion by David to accept the above packet, seconded by Mike).

The next B.O.D. meeting will be held on April 15, 2019 at the New Ipswich Library.
The meeting adjourned at 1952.



Diane Veprajkas, Recording Secretary 4/15/2019
Date