

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

**Board of Directors Meeting Minutes**  
**New Ipswich Library**  
**May 13, 2019**

Meeting was called to order at 1758. Present were David, Terry, Debby, Diane and 4 members..

Minutes of the B.O.D. meeting of April 15, 2019 were accepted as read.

**Reports**

**Financial:**

Current financials as of 4/30/19 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$43,339.28
▪ Deposits –transfer from Capital, rents:		15,150.00
▪ Payments /Transfers:		18,276.37
▪ Ending Balance:		\$40,212.91
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$27,074.22
▪ Deposit: (Transfer from Operations)		4,317.00
▪ Payments		0.00
▪ Ending Balance:		\$31,391.22

There were 2 late rents and one NSF in April, all have been resolved.

President: The auction for 9 Vaillancourt will begin on May 15.

**Old Business**

- Calendar - Pending: Co-op Contact list. David has agreed to forward request for information for third parties to Diane for completion. Park walk through by David, Debby and Terry will be held after common land has been cleaned.
- Grounds Maintenance Agreements - Agreements were signed for Diane, Mike, Tim Lajoie and Jacques. David will touch base with Jay Rivera about mowing the SPA.
- June Park walk through - The following were identified as areas to be observed: House numbers, Skirting, Loose dogs, Uncontained dumpster trash and Unregistered vehicles. In addition the group will check for missing or damaged leach bed vents, and electric pedestals that may need repair or paint. Diane will provide a grid for recording observations. A notice of the walk through will need to be posted at least a week before it is done.
- 9 Vaillancourt - David will follow up. Motion signed authorizing him to continue to do so.

**New Business**

- Disbursements -
  - Payments/Approvals - Wardwell and Son \$200.00 for replacement of water shut off at 78 Vaillancourt Drive.; SmithWeiss Shepard \$528.05 for legal services; Belletetes \$455.37 for Solar Salt.
- Money Management Policy - The necessary revisions to the policy were reviewed. A motion was made by Terry and seconded by David to accept the policy as revised. The motion passed.
- Member Requests - David has received a request from 36 Vaillancourt Drive to replace the electric line to the home. A brief discussion of the history of the request ensued. David will contact the members with instruction to notify Cuzz We Rock Electric for assessment of the

situation. Tim Lajoie was interested in creating a walking path around the pond. After discussion, no BOD member made a motion and the subject was tabled. A private letter has been received from the member at 8 Vaillancourt Drive. A motion was made by Diane at 1840 and seconded by David to move to non-public session to read/discuss the letter. At 1847, public session was resumed. Someone will be needed to mow the yard at 8 Vaillancourt until the member is able to return to her home. Jacques and Tim Lajoie volunteered to do the mowing.

- Open Forum - A question was asked about when Steve Eaton will begin septic system evaluations. The BOD was informed that Steve will contact them when he is able to begin work. Some of the concrete septic covers are still in yards and must be removed. Tim and Paul will remove them as it was part of the riser installation project. Tim Lajoie has volunteered to mow the grass at 9 Vaillancourt Drive when he mows his own lawn. Tim Lajoie voiced concerns about the condition of his septic tank when riser was installed. He was informed that it was pumped in December of 2018, after riser installation.

The next B.O.D. meeting will be held on June 10, 2019 at the New Ipswich Library.  
The meeting adjourned at 1920.

  
Diane Vermauskas, Recording Secretary

6/10/2019  
Date