

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

Board of Directors Meeting Minutes
New Ipswich Library
July 8, 2019

Meeting was called to order at 1806. Present were David, Terry, Debby, Diane and 2 members.

Minutes of the B.O.D. meeting of June 10, 2019 were accepted as read.

Reports

Financial:

Current financials as of 7/1/2019 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$46,037.84
▪ Deposits –transfer from Capital, rents:		13,530.00
▪ Payments /Transfers:		12,806.53
▪ Ending Balance:		\$46,761.31
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$32,758.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Payments		0.00
▪ Ending Balance:		\$34,425.22

There were 6 late rents in June, 5 have been resolved and 1 remains outstanding with no payment plan.

An Action Without a Meeting occurred on July 2 to accept Denise LaBrie as a new Member at 36 Vaillancourt.

Operations:

6/24/19 - Leach bed inspection at 18/ 20 Tote. One missing vent connection was located and replaced. There is believed to be an additional vent missing. The Co-op should proceed with plans to augment the tank capacity for this system to accommodate a new home at 18 Tote.

6/26/2019 - Leach bead inspection at 37 Tote, which proved to be an old system. Last inspection will be on Moose after some brush has been cleared.

7/1/2019 - 51 Moose Drive reported poor road conditions and a "big hole" at bottom. First layer placed next day, one additional as follow-up. Recommend topping off with regrind and rolling area as this area has repeating issues.

7/4/2019 - 36 Vaillancourt requested CWS be shut down so a replacement shut-off can be installed in his basement. It was unclear why this did not take place during either of the two noticed shutdowns that occurred this year.

Old Business

- Calendar - Reviewed and updated. Financial Review and Rent Roll are due at end of month and 29 Tote Drive has yet to respond. Diane volunteered Mike to follow up.
- June Park walk through - Results briefly reviewed. Notices of Rules Violations will be distributed.
- Contact List - Terry was contacted by Shaw's Septic expressing concern about not being on the list. A motion was made by Diane and seconded by Debby to authorize Terry to explore emergency services they may provide as well as the possibility of putting scheduled pumping up for bid as well as other services. The motion passed.

New Business

- Disbursements -
 - Payments/Approvals - Smith-Weiss, Shepard \$453.64 for legal services.

- ❑ First Quarter Budget Review - Score Card reviewed. There are no unexpected expenditures. Some budgeted expenditures have been delayed due to weather.
- ❑ A motion was made by Terry and seconded by David to order one load of regrind for lower Moose Drive. The motion passed.
- ❑ Membership Application Review and Update - Proposed changes to clarify the process were reviewed. A motion was made by Terry and seconded by Debby to accept the changes.
- ❑ A motion was made by Diane and seconded by Terry to rescind the Renter Screening Policy as renting is not permitted in the Cooperative. The motion passed.
- ❑ Member requests - A tool is required to open the pump station covers. A motion was made by Diane and seconded by Terry to authorize purchase of the tool. The motion passed. A curb stop turn key is also needed. A motion was made by David and seconded by Diane to authorize purchase. The motion passed. A motion was made by David and seconded by Diane to purchase leach bed vent piping. The motion passed. Replacement shut off at 36 Vaillancourt Drive Motion made by David and seconded by Terry to authorize replacement if absolutely necessary.

The next B.O.D. meeting will be held on August 12, 2019 at the New Ipswich Library.
The meeting adjourned at 2000.


Diane Vejauskas, Recording Secretary

8/12/2019

Date