

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

Board of Directors Meeting Minutes
New Ipswich Library
August 12, 2019

Meeting was called to order at 1811. Present were David, Terry, Debby, Diane and 3 members.

Minutes of the B.O.D. meeting of July 8, 2019 were accepted as read.

Reports

Financial:

Current financials as of 8/1//2019 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$46,761.31
▪ Deposits –transfer from Capital, rents:		17,300
▪ Payments /Transfers:		13,129.15
▪ Ending Balance:		\$50,942.16
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$34,425.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Payments		0.00
▪ Ending Balance:		\$36,092.22

There was one incomplete rent in July, a payment plan was negotiated successfully.

An Action Without a Meeting occurred on July 30 to accept the Draft Financial Review by Drouin Associates.

The Financial Review is complete and all required documents have been forwarded to TD Bank.

The Cooperative has received an Intent to Sell from the members at 25 Moose Drive.

The former Members at 36 Vaillancourt Drive have donated their portion of the storage unit at the end of Vaillancourt Extension to the Cooperative.

Operations:

- Replacement of broken or missing leach bed vents will be complete by the end of the month.
- Members at 8 Vaillancourt Drive, 15 Moose Drive, and 25 Moose Drive have requested that septic covers be removed from their yards.
- 25 Moose Drive has concerns that the riser and cover on his tank are excessively high.

President:

- Has been unable to make contact with Jay Rivera to assess 9 Vaillancourt for potential repairs and costs.

Directors:

- Quotes for Septic pumping have been received from both Shaw's and Nate's Septic Services.
- A quote for adding a recycling dumpster was received. It is the cost as a standard dumpster, which require removal of one of the existing dumpsters.

Old Business

- Calendar - Reviewed and updated. A plans for Fall Clean-up is required. A motion was made by Terry and seconded by David to post a notice for volunteers. The motion passed. Debby has agreed to coordinate the clean-up.

- ❑ June Park walk through - Rules Violation Notices were not distributed. These have been retyped and Mike has agreed to distribute them. Follow-up date will be August 6 and update provided at next BOD meeting.
- ❑ Rent Roll Follow-up - Many Occupancy Agreements will need updating to reflect current household occupancy. Diane will compile a list of required changes.

New Business

- ❑ Disbursements -
 - Payments/Approvals - Lamarre \$85.26 for leach bed vent pipes; Drouin \$2,252.63 for Financial Review and tax extension; Steven Eaton \$855.00 for leach bed evaluations; Joseph and Jaqueline Beausoleil \$500.00 for Membership Fee reimbursement.
- ❑ Capital Projects Timeline - Projects need to get underway soon. David and Mike will mark trees for removal on Saturday, and meet with the Saaris on Thursday to get quotes.
- ❑ Sale of Homes Checklist - the new checklist to assist sellers was reviewed. A motion was made by Terry and seconded by David to accept the new Checklist. The motion passed.
- ❑ Member requests - A Site Improvement request has been received from 25 Moose Drive, David will follow-up. The Members at 15 Tote Drive have requested lot setback guidance for placement of a swing set. A motion was made by Diane and seconded by David to have Terry and Debby assist them in this matter.

The next B.O.D. meeting will be held on September 9, 2019 at the New Ipswich Library. The meeting adjourned at 2000.

 _____ 9/9/2019
Diane Veauskas, Recording Secretary Date