

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

Board of Directors Meeting Minutes
New Ipswich Library
September 9, 2019

Meeting was called to order at 1800. Present were David, Terry, Debby, Diane and 5 members.

Minutes of the B.O.D. meeting August 12, 2019 were accepted as read.

Reports

Financial:

Current financials as of 9/1/2019 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$50,942.16
▪ Deposits –transfer from Capital, rents:		15,880.00
▪ Payments /Transfers:		15,769.86
▪ Ending Balance:		\$51,052.28
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$36,092.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Payments		0.00
▪ Ending Balance:		\$37,759.22

All August rents were on target.

President:

- The inspection of 9 Vaillancourt by Jay Rivera concluded with a recommendation that the home be removed.

Operations:

- All known broken Leach Bed vents have been replaced.
- Some concrete septic tank covers: at 15 & 25 Moose and 86 Vaillancourt continue to remain at large.
- Smith Pump completed Pump House repairs on September 4th and 5th. A power cord (DC converter) was replaced on the ion units and a new chemical feed pump installed.
- Charlie and Mike were unsuccessful in contacting Sennott Tree Service. Mike will contact other vendors.
- August T.C. was negative.

Directors:

- A Quote was received from Shaw's Septic for cleaning and inspection of 6 Pump Chambers. 29 Tote has declined to cooperate with the BOD regarding his additional household occupants.

Old Business

- Calendar* - Septic Tank Pumping, Fall Clean-up, Plowing Contract, Insurances.
- 9 Vaillancourt* - We will obtain one or two more evaluations. If results concur then the Co-op will proceed with removal options.
- Shaw's Septic* - A motion was made by Terry and seconded by David to accept their quote of \$495 for cleaning of the Pump Chambers. The motion passed. Terry will coordinate.
- 29 Tote Drive* - A motion was made by Terry and seconded by Debby to issue an Eviction Notice to the residents at 29 Tote Drive for Rules Violations. The motion passed.
- June Park walk through* - all concerns noted during the June walk-through have been addressed, or are in the process. A brief follow-up is required.

- ❑ *Rent Roll Follow-up* - 18 households were identified as requiring updates to existing, or, new Occupancy Agreements. Diane offered to complete the task. Motion made by Terry to accept, seconded by Debby, the motion passed.
- ❑ *Fall Clean-up* - there was no response to the posting for Fall clean-up volunteers. Tim LaJoie offered to coordinate and assemble an ensemble cast for the project. Motion made by Debbie to accept the proposal, seconded by Terry, motion passed.
- ❑ *Insurances* - the only renewal received to date is for the Flood Insurance Policy.

New Business

- ❑ *Disbursements* -
 - Payments/Approvals - Smith Pump \$1,639 for Pump House repairs; Selective Insurance \$2,947 for Flood Insurance.
- ❑ *Member Requests* - Site Forms were received from 15 Tote & 68 Vaillancourt. Follow-up was assigned.
- ❑ *First Choice* - a Packet was received from First Choice Property Management outlining the services available, in whole or part, by them.
- ❑ *Winter Plowing* - quote received from Saari Excavating for the 2019-20 Winter season. The terms were identical to the previous season. After discussion, motion by Debby to accept, 2nd by Terry, Passed.
- ❑ *Capital Projects* - A tabulated summary of this years approved/ proposed Capital Projects was reviewed:
 - 18 & 20 Tote (Septic tanks - \$7,000, stump removal - \$300). Motion by Terry, 2nd Debby - Passed.
 - Vaillancourt Drive Road work (widening, raising & compacting, removal of stumps, paving around catch basins and water system valves, resurfacing with regrind/ rolling, emptying of compost areas - \$7,550)). Motion by Diane, 2nd Debby - Passed.
 - In addition, three other projects were proposed:
 - drainage/ sump work at 78 Vaillancourt (\$800) Motion by Terry, 2nd Debby - Passed.
 - replace Catch Basin at 77 Vaillancourt (\$1,300) Motion by Terry, 2nd Debby - Passed.
 - road work/ regrind surfacing/ rolling on lower Moose where the road washes out each Spring (\$1,250). Motion by Debby, 2nd Terry - Passed.

The first additional is urgent, the others are optional and will require reporting at the Annual Meeting.

- ❑ *Additional Occupant Form* - a draft copy of a fill-able form was reviewed, which would simplifying the requirement of notifying the BOD when an additional occupant intends to reside within the Park for more than 30 days. The completed Form can then be left in the BOD dropbox, or emailed as an attachment (as the pdf is fill-able). The homeowners obligations for additional occupants are clearly stated on the Form. A motion was made by Terry and seconded by Debby to accept the new Form. The motion passed.
- ❑ *New Capital Projects* - five potential FYE 2021 Capital Projects, all targeted to address drainage issues, were reviewed. As the scope of work for each site is moderate, a minimum of two can likely be addressed next fiscal year.
- ❑ *Gates* - No action was taken last month following discussion on the purchase of new gates for the Co-op, which would be safer than wire or chain strung across posts. A motion was made by Terry, 2nd by Debby to purchase the same. Motion passed.
- ❑ *Pond Use* - The LaJoies expressed safety and parking concerns due to the large number of non-residents fishing in the pond, especially in Winter. Suitable signage will be explored.

The next B.O.D. meeting will be held on October 7, 2019 at the New Ipswich Library. The meeting adjourned at 1940.


 _____ 10/7/2019
 Diane Veprauskas, Recording Secretary Date