

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

Board of Directors Meeting Minutes
New Ipswich Congregational Church
December 8, 2020

Meeting was called to order at 1000. Present were Terry, Debby, Diane and 4 members.

Minutes of the B.O.D. Meeting November 10, 2020 were accepted as read.

Reports

Financials:

Current financials as of 12/1/2020 are as follows:

☐ Operations:		
▪ Beginning Balance		\$31, 883.46
▪ Deposits/ Transfers-in:		37,140.00
▪ Payments		40,315.73
▪ Ending Balance:		\$28, 707.73
☐ Capital		
▪ Beginning Balance:		\$40, 584.22
▪ Deposit: (Transfer from Operations)		2,085.00
▪ Payments/ Transfers-out:		21,950.00
▪ Ending Balance:		\$20, 719.22

Co-op:

- ☐ The Common land walk-through was completed on November 24th
- ☐ A meeting and walk-around with Amy Reisert of Borderline Realty was conducted for input on the disposition of 8 Vaillancourt Drive
- ☐ The Statutory Sale of 8 Vaillancourt Dr. will be held on December 16 at 1pm
- ☐ A \$137 refund was received for *The CGL&P* Insurance, based upon the Co-op's online audit
- ☐ Delivery of the new home at 9 Vaillancourt has been pushed back to Dec. 17th or later. 37 Tote has been pushed back for at least 90 days

Operations:

- ☐ 10/27/2020 - The report on the demarcation study at the site of the old garage was released. Some continued MTBe related contaminants remain present. The report recommended excavation of 95 cubic yards of soil to expedite closure of the site. The State's response is expected to take 3-6 months
- ☐ Total Coliform results for November were negative. The State has resumed PFOA, PFOS, etc. testing
- ☐ 11/29/2020 - Loss of water service was reported at 68 and 72 Vaillancourt Drives. Heavy rain prevented identification of the cause. A leak was found and repair effected at 68 Vaillancourt the following morning

Old Business

- ☐ *Common Area Walk-through* – a summary report of the walk-through was distributed. The primary concern was on broken and potentially dangerous trees. Some of these will be added to the planned Spring cutting.

- ❑ *8 Vaillancourt Drive* - a summary report detailing options for the home was received from Borderline Realty. Based upon recommendations from Borderline Realty and suggestions from the Co-op attorney, a motion was made by Diane and seconded by Debbie to seek the Deed for the Home. Motion passed.
- ❑ FYE 2022 Operating Budget - after reviewing the draft budgets presented at the November meeting, the motion was made by Debby and seconded by Diane to accept the version that did not include budgeting for repairs at 8 Vaillancourt, but to adjust the occupied households to 49.5 to project expected income. The motion passed.
- ❑ *Rules Revisions* - revisions received/ reviewed by the BOD to date include 1) the requirement that all future homes entering the Co-op must be new, and 2) standardize the setback from wetlands, septic systems, etc. to 30 feet in all instances. This should make matters less confusing than multiple distance standards. A motion was made by Terry and seconded by Debby to accept the proposed revisions, motion passed.

New Business

- ❑ *Disbursements* - Payments/ Approvals: *Belletetes*:- \$503.37 for solar salt. *ChemServe*: \$412 for PFOA, etc. testing. *Haffner*: - \$182.52 for propane. *Ellen Corbett*: - \$50 reimbursement for on-going electric at 37 Tote (see below). VISA Gift Card Expenses: *Dollar General*: - \$11.00 for storage units for pump house.
- ❑ *Membership* - A motion was made by Debby and seconded by Terry to reimburse Ellen Corbett \$50 for use of her electric, the motion passed. Tim LaJoie deposited an Agreement for snow removal at the mail boxes, which was duly signed by the BOD.
- ❑ *Open Forum* –there were no concerns.

The next B.O.D. Meeting will be at the New Ipswich Congregational Church, January 12, 2021, at 10 am.
The meeting adjourned at 1030.



Michael Veprauskas, Recording Secretary Date 1/12/2021