

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

**Board of Directors Meeting Minutes**  
**New Ipswich Library**  
**February 10, 2020**

Meeting was called to order at 1810. Present were Terry, Debby, Diane and 1 member.

Minutes of the B.O.D. Meeting January 13, 2020 were accepted as read.

**Reports**

Financial:

Current financials as of 2/1/2020 are as follows:

❑ Operations:		
▪ Beginning Balance:		\$52,187.19
▪ Deposits		17,173.00
▪ Payments /Transfers:		13,207.05
▪ Ending Balance:		\$56,153.14
❑ Capital		
▪ Beginning Balance:		\$22,646.22
▪ Deposit: (Transfer from Operations)		2279.00
▪ Payments		0
▪ Ending Balance:		\$24,592.22

There was one late rent in January which has been resolved.

Federal Income Taxes have been filed.

David Rand has resigned from the Board.

The Annual Membership Meeting will be held at 6:00PM on April 7, 2020 at the New Ipswich Congregational Church.

Possibility of Property Tax abatement for 9 Vaillancourt Drive is being pursued.

Operations:

- ❑ A water leak was identified at 8 Vaillancourt Drive and resolved.
- ❑ A septic system problem was identified at 15 Moose Drive. Upon inspection, the inlet section of the tank was completely full of tree roots from the nearby pine trees. Mike cleared the inlet with full resolution of the problem.

**Old Business**

- ❑ *Calendar* – Operating Budget, SOS Report, Nomination forms posting, Site and date of Annual Meeting.
- ❑ *Annual Operating Budget* - The proposed Annual Budget was reviewed. A motion was made by Terry, seconded by Diane to accept the Budget. The Motion passed.
- ❑ *Draft 20 year CIP* – Tabled pending more information.

**New Business**

- ❑ *Disbursements* -
  - Payments/Approvals – Belletetes \$244.01 for building materials; Shaw’s Septic \$1250.00 for pumping; Drouin Associates \$375.42 for Income tax filing; New Ipswich Library

\$150.00 for meeting space; TD Bank \$34.65 for safe deposit box; Jeffrey and Suzanne Hakala \$500.00 refund of Membership fee.

- ❑ *Membership* - A request for tree removal was received from 6 Moose Drive. He has been advised that his lot will be added to the tree list for the coming season.
- ❑ *Unoccupied Home Checklist* – A Draft Checklist to be used when a home is unoccupied was reviewed. While it was generally agreed that such a checklist is needed, several areas require ongoing revision.
- ❑ *Nomination forms* – Proposed Nomination Form was presented. A motion was made by Diane and seconded by Terry to accept the form as presented. Debby will post Forms and Duties of the Officers on the Communications Board.
- ❑ *Open Forum* - A discussion about dealing with septic system issues and troubleshooting occurred. A company which can work through the entire system from home to tank is needed. BOD Members will explore and report back.

The next B.O.D. meeting will be held on March 9, 2020 at the New Ipswich Library. The meeting adjourned at 1945.

  
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Diane Veprauskas, Recording Secretary      3/9/2020  
Date