

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

Board of Directors Meeting Minutes
New Ipswich Library
March 9, 2020

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

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

Reports

Financial:

Current financials as of 3/1/2020 are as follows:

❑ Operations:		
▪ Beginning Balance:		\$56,153.14
▪ Deposits		16,161.00
▪ Payments /Transfers:		16,272.03
▪ Ending Balance:		\$56,042.11
❑ Capital		
▪ Beginning Balance:		\$24,592.22
▪ Deposit: (Transfer from Operations)		1667.00
▪ Payments		0
▪ Ending Balance:		\$26,259.22

There were no late rents in February.

The Cooperative has received a full abatement of back real estate taxes owed on 9 Vaillancourt Drive. We have received a response from Attorney Shepard concerning non-owners.

Operations:

- ❑ 2/18 A second water leak was identified under the home at 8 Vaillancourt Drive. Contact person was notified. Shut off located, water turned off, heat tape applied and main pipe insulated. A disconnect in the sewer line was noted (probably secondary to water freezing under home and lifting pipe).
- ❑ 2/21 New interior walls were placed on front and ½ right side of pump house. Frames on front & right side of building are not joined. This will need to be addressed before doing ceiling work (need to work on this from the outside). These walls will need to be insulated and outside walls replaced as well.
- ❑ CWS – T/C negative. Nitrate levels below detectable limits.

Old Business

- ❑ *Calendar* – CPA Contract, 20 year CIP, Officer Ballot, Membership Meeting Packets.
- ❑ *Annual Operating Budget* - The final proposed Annual Budget was reviewed. A motion was made by Terry, seconded by Diane to accept the Budget. The Motion passed.

New Business

- ❑ *Disbursements* -
 - Payments/Approvals – Town of New Ipswich \$20.00 for disposal of pump house demolition materials; AquaAid \$330.00 for soda ash delivery; Chemserve \$15.00 for Nitrate testing; Smith-Weiss Shepard \$97.50 for legal services; Carolle Vaillancourt

\$150.00 reimbursement for septic assessment; Maurice Vaillancourt \$120.00 reimbursement for septic pump electric expense.

- ❑ *Membership* - A request for extension of Payment Plan was received from 24 Vaillancourt Drive. A motion was made by Diane, seconded by Debby to extend the payment plan for 6 months. The motion passed. Complaints about potholes in the roads were received by 2 households. Motion made by Terry and seconded by Debby to address these concerns at the upcoming Annual Membership Meeting. A motion was made by Debby and seconded by Terry to authorize Diane to send a letter to the 2 recent non-owners notifying them that they are no longer in "good standing". The motion passed.
- ❑ *20 Year CIP* – A motion was made by Terry and seconded by Debby to accept the CIP as presented. The motion passed.
- ❑ *Annual Census Form* – The form was reviewed. A motion was made by Terry and seconded by Debby to accept the form as presented. The motion passed.
- ❑ *Ballot*- No nominations for Officer positions were received. The Ballot will list Diane for the Treasurer position, and Terry for Director at Large. Spaces will be provided for nominations from the floor. A motion was made by Debby and seconded by Terry to accept this Ballot. The motion passed.
- ❑ *Rules Revisions* – The previously discussed Rules Revisions were reviewed. A motion was made by Diane and seconded by Terry to bring the revisions to the Membership.
- ❑ *CPA Contract* – A motion was made by Debby and seconded by Terry to accept the contract from Drouin Associates and to authorize Diane to sign. The motion passed.
- ❑ *Open Forum* – Mike has asked permission to begin tree trimming and removal from 9 Vaillancourt Drive (trees obstructing road and removal of home, 8 Vaillancourt Drive (preparation for drainage project), and pump house to brook (preparation for finishing landscaping in that area). A motion was made by Terry and seconded by Debby to provide this permission. The motion passed.

The next B.O.D. meeting will be held on April 14, 2020 at the New Ipswich Library. The meeting adjourned at 1915.



Diane Veprauskas, Recording Secretary Date 6/16/2020