

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

**Board of Directors Meeting Minutes**  
**86 Vaillancourt Drive**  
**June 16, 2020**

Meeting was called to order at 1030. Present were Terry, Debby and Diane.

Minutes of the B.O.D. Meeting March 9, 2020 were accepted as read.

**Reports**

**Financials:**

Current financials as of 6/1/2020 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance (3/1/2020):		\$56,042.11
▪ Deposits		47,880.00
▪ Payments /Transfers:		73,423.94
▪ Ending Balance:		\$30,498.17
<input type="checkbox"/> Capital		
▪ Beginning Balance (3/1/2020):		\$26,259.22
▪ Deposit: (Transfer from Operations)		29,001.00
▪ Payments		0
▪ Ending Balance:		\$55,260.22

- There is one outstanding rent (8 Vaillancourt Drive).
- There was an Action without a Meeting on 5/2/20 to authorize a Ballot Vote in lieu of Annual Meeting vote.
- There was an Action without a Meeting on 5/21/20 for Signatories.
- We have been notified that the New Ipswich Library will likely be available for our July meeting.
- We have received an intent to sell from 29 Tote Drive.
- The contractor engaged to remove the demolition materials from 9 Vaillancourt Drive has decided not to take on the project. A second vendor has been contacted.

**Operations:**

- NHDES/ StoneHill Environmental has notified the Cooperative of the need to obtain additional core soil and ground water samples in the area of MTBe contamination. It is expected that the process will proceed this month.
- CWS – May T/C was negative.

**Old Business**

- Calendar* – Contact list, Grounds upkeep, Common land inspection, Septic pumping schedule, Park lots walk through.

**New Business**

- Disbursements* - Payments/ Approvals: Town of New Ipswich \$50.00 for demolition permit; State of NH \$300.00 for Water System Operation permit; Patten Hill Trapping \$220.00 for removal of 3 beavers; Peniel Environmental \$11,066.79 for Asbestos removal; Belletetes \$455.37 for Solar salt; Tim Lajoie \$150.00 for snow removal at mailboxes; Smith-Weiss Shepard \$97.50 for legal services; Drouin Associates \$1,544.40 Annual review prep; TD Bank \$500.00 for Visa Gift Card.

- ❑ *Membership* - Site Improvement Form received from 15 Vaillancourt Drive to build a deck on existing concrete pad. Approved by Debby and Terry. Site Improvement Form received from 27 Vaillancourt Drive to place a fence to contain dogs. Diane will follow-up. Three Member households are affected by the current beaver situation in the brook. A proposed letter to the members was reviewed. A motion was made by Debby and seconded by Terry to distribute these letters before each trapping session. The motion passed.
- ❑ *Contact List* – The proposed contract list for 2020 was reviewed. A motion was made by Terry and seconded by Debby to accept the list as provided. The motion passed.
- ❑ *Grounds Maintenance* – Finding Members to do grounds upkeep continues to be a challenge. Each BOD member will solicit at least one quote for spring and fall clean up as well as mowing of the "central park" area.
- ❑ *Capital Project Leader* - A project Leader is needed to coordinate the drainage and road projects for this season. A motion was made by Debby and seconded by Terry to appoint Mike V. to this position. The motion passed.
- ❑ *Park Walk Throughs* – Deferred for now.
- ❑ *Distribution of Informational Materials* - Debby has volunteered to coordinate distribution of printed material to Members. Hanger bags will be provided.
- ❑ *Septic pumping* – Three year plan will be followed. Diane will get a list to Shaw's.
- ❑ *Recurring Payment List* - A revised recurring payment list for FYE 2021 was reviewed and signed.
- ❑ *Open Forum* – We have yet to receive the Safe Deposit Box key from David Rand. A letter was signed for delivery to him concerning this matter. Diane presented a proposed addition to the Bylaws concerning BOD Member non-attendance at meetings. After a brief discussion, a motion was made by Diane and seconded by Debby to present the proposed change at the next Membership Meeting. The motion passed. A discussion of the new Member process during Covid 19 was discussed. A motion was made by Debby to require the use of face masks during the signing meeting and to require a 2 week self-quarantine if moving in from out of State as specified by our NH Governor. Diane seconded the motion, which passed. Terry made a motion to authorize Diane to revise the Membership Acceptance Letter to reflect these changes. The motion was seconded by Debby and passed.

The next B.O.D. meeting will be held on July 13, 2020 at the New Ipswich Library (if available). The meeting adjourned at 1120.


7/3/2020  
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 Diane Veprauskas, Recording Secretary    Date