

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

**Board of Directors Meeting Minutes**  
**86 Vaillancourt Drive**  
**July 3, 2020**

Meeting was called to order at 1000. Present were Terry, Debby, Diane and 3 members.

Minutes of the B.O.D. Meeting June 16, 2020 were accepted as read.

**Reports**

**Financials:**

Current financials as of 7/1/2020 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance		\$30,498.17
▪ Deposits		15,850.00
▪ Payments /Transfers:		13,996.11
▪ Ending Balance:		\$32,352.06
<input type="checkbox"/> Capital		
▪ Beginning Balance (3/1/2020):		\$55,260.22
▪ Deposit: (Transfer from Operations)		2085.00
▪ Payments		0
▪ Ending Balance:		\$57,344.22

- The one outstanding rent (8 Vaillancourt Drive) is being handled by the Cooperative's Attorney.
- Property taxes have been paid by TD Bank.
- We have received the Draft Annual Review from Drouin Associates.

**Membership:**

- We have received an Intent to Sell from 33 Tote Drive.
- There was an Action without a Meeting on 6/27/20 to approve new members at 29 Tote Drive.
- There was an Action without a Meeting on 6/30/20 to approve new members at 33 Tote Drive.
- We have received the Safe Deposit box key and Cooperative maps from David Rand.

**Operations:**

- NHDES/ StoneHill Environmental has yet to come for core soil and water samples.
- The demolition at 9 Vaillancourt Drive is complete. All did not go smoothly. An electrician was called to disconnect power after it was determined that power was still active to the structure. In addition, the water line which was reported to be disconnected from the home turned out not to be and was broken below the shut-off. Repair was required.
- Septic pumping schedule is ready for Shaw's.
- No one, of yet has received a quote for contracting grounds maintenance.

**Old Business**

- Calendar* – CPA Review, First Quarter Budget Reconciliation.
- Park Walk Through* - A discussion about the focus of walk-through took place. A motion was made by Debby and seconded by Terry to carry out the walk-through in the week of July 27 and to focus on : house numbers, unregistered vehicles, junk in yards, un-mowed lawns, fire pits, electrical pedestals and leach bed vents. The motion passed.

## New Business

- ❑ *Disbursements* - Payments/ Approvals: Saari Excavating \$4500.00 for removal of demolition materials at 9 Vaillancourt Drive.
- ❑ *Membership* - Nick Carlson has requested to add his sister, who is a minor, to his household. A motion was made by Diane and seconded by Debby to accept Melissa Eastley to the household. The motion passed. A letter was received from MikeV indicating that he would perform work for the Coop only as per agreements. A motion was made by Terry and seconded by Debby to provide him with agreements for work he has been performing. The motion passed.
- ❑ *Finance Committee* - Diane discussed the wisdom of re-forming the Finance Committee to provide additional oversight for the Cooperative finances. Jake Bergeron and Sandra Quartermose have volunteered. A motion was made by Diane and seconded by Terry to accept them as members. The motion passed. Diane will follow-up.
- ❑ *First Quarter Budget Reconciliation* - Scorecard reviewed. No concerns were identified.
- ❑ *CPA Review Report* - Adjustments made by the CPA were reviewed. A motion was made by Debby and seconded by Terry to accept it as presented. The motion passed and Representation Letter was signed.
- ❑ *Open Forum* – A brief discussion around use of common land occurred. Members present had questions about vehicles parked on common land. As the Community Rules state that there is no permanent parking on common land, a definition of temporary parking is required. A motion was made by Terry and seconded by Debby to define temporary parking as occurring only in daylight hours and for periods of 4 hours or less. The motion passed. This clarification will be provided with materials to be distributed in the next week..

The next B.O.D. meeting will be held on August 10, 2020 at the New Ipswich Library (if available). The meeting adjourned at 1057.

  
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Diane Veprauskas, Recording Secretary      8/10/2020      Date