

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

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

Meeting was called to order at 1050. Present were Terry, Debby, Diane and 2 members.

Minutes of the B.O.D. meeting July 3, 2020 were accepted as read.

**Reports**

Financial:

Current financials as of 8/1/2020 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance:		\$30,498.17
▪ Deposits		15,690.00
▪ Payments /Transfers:		10,153.32
▪ Ending Balance:		\$36,534.75
<input type="checkbox"/> Capital		
▪ Beginning Balance:		\$57,344.22
▪ Deposit: (Transfer from Operations)		2,085.00
▪ Ending Balance:		\$59,429.22

The one outstanding rent at 8 Vaillancourt Drive is being handled by the Coop Attorney.  
Site preparation for new homes will require more funding than anticipated.

Membership:

- The new Members at 29 Tote Drive are settled without problems.
- The closing for 33 Tote Drive is pending.
- An Action without a Meeting occurred on 7/27/2020 to accept the new Members for 9 Vaillancourt Drive.

Operations:

- Stonehill Environmental has collected 10 core soil and water samples. Results are pending.

Directors:

- Distribution of printed materials to Member households midweek and daytime, went smoothly and quickly.
- Park lots walk through was done on 7/28 and 7/29. There was one unregistered vehicle and 5 fire pits which did not meet the current Cooperative standards. A rules violation letter will be sent to the owner of the unregistered vehicle.
- A new **Boat, Camper and RV Storage Policy** was adopted on 7/9/2020.

**Old Business**


- Calendar* – Insurance questionnaires have not yet been received. Fall clean up notice to be posted on 8/10. .
- Finance Committee* – Email addresses have been received. Diane will provide Sandra Quartermouse with a Code of Ethics/ Confidentiality Agreement.

- ❑ *Park lots walk through* – Diane made a motion to speak with those Members whose fire pits do not meet the Coop standard rather than issuing Rules Violation letters, as this was a new rule. The motion was seconded by Debby and passed. Jacques Bergeron has volunteered to accompany Diane as she visits the members.

### **New Business**

- ❑ *Disbursements - Payments/Approvals* – Drouin Associates \$1316.10 for Annual Review Prep; Patten Hill Trapping \$150.00 for 2 Beavers trapped; Kim Learned \$500.00 refund of Membership fee at 29 Tote Drive; Belletetes \$35.94 for striping paint.
- ❑ *Membership* – Gloria Bryand has requested that her daughter be added as an additional occupant at 77 Vaillancourt Drive; screening is complete and Tina Tibbetts has been approved. A Member has reported illegal parking at the pump house drive. Appropriate response was reviewed. Mike Veprauskas would like to resign as Primary Water Operator. Debby will solicit quotes for his replacement.
- ❑ *8 Vaillancourt Drive* – A motion was made by Terry and seconded by Debby to authorize Diane to be the point of contact with the Coop Attorney in proceedings related to 8 Vaillancourt Drive. The motion passed.
- ❑ *Site Prep at 9 Vaillancourt and 37 Tote* – Debby made a motion, seconded by Terry to request an additional \$8,000.00 in capital expenditures from the membership. the motion passed. Diane will prepare ballot for distribution.
- ❑ *Member Application procedure* – The procedure was reviewed by the BOD. Emphasis was placed on the timetable and sequence of events required for New member acceptance.
- ❑ *New/Revised Forms* – A new **Resident Notification Options** form was reviewed. It will provide options for those Members who prefer not to have notices left on their doors. A motion was made by Diane and seconded by Debby to accept the form for use and to include it in New Member Process. The motion passed.
- ❑ *Distribution of Printed Materials* – Since distribution of materials was smoothly accomplished midweek and during daytime hours, a motion was made by Diane and seconded by Debby to limit distribution of non-urgent printed materials to these times. The motion passed.
- ❑ *Annual Membership Meeting* – In light of ongoing concerns about large group gatherings, a motion was made by Debby and seconded by Terry to cancel the Annual meeting for this year. The motion passed. Notice of the cancellation will be included with ballot to request additional funds.

The next B.O.D. meeting will be held on September 14, 2010 location and time to be determined.  
The meeting adjourned at 1147.



Diane Veprauskas, Recording Secretary

9/14/20

Date