

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

Board of Directors Meeting Minutes
86 Vaillancourt Drive
September 12, 2020

Meeting was called to order at 1008. Present were Terry, Debby, Diane and 2 members.

Minutes of the B.O.D. Meeting August 3, 2020 were accepted as read.

Reports

Financials:

Current financials as of 9/1/2020 are as follows:

<input type="checkbox"/> Operations:		
▪ Beginning Balance		\$36, 534.75
▪ Deposits		15,850.00
▪ Payments /Transfers:		19,219.22
▪ Ending Balance:		\$33, 165.53
<input type="checkbox"/> Capital		
▪ Beginning Balance (3/1/2020):		\$59, 429.22
▪ Deposit: (Transfer from Operations)		2085.00
▪ Payments		0
▪ Ending Balance:		\$61, 514.22

There was one outstanding rent (8 Vaillancourt Drive).

Membership:

- 9/7/2020 - An Action without a Meeting occurred to accept John and Amy Severino as Members at 15 Moose Drive.
- The Closing is complete at 33 Tote Drive.

Operations:

CWS

- Total Coliform testing for August was negative. Lead & copper testing was completed with all results within NHDES mandated limits.
- 8/26/2020 - Well pump #1 non-operational. Serviced and replaced by SmithPump on 8/28/2020 (old pump was 20 years old). New floor supports added to pump house pipe runs so necessary work on building structure can be performed at a later date.
- The State of NH has resumed testing requirements for PFOA, PFOS, etc. Cost will be a minimum of \$1,200 over the next 12 months.

Other

- Follow-up test results from the home heating oil spill at 28 Vaillancourt have indicated a clean slate. Recommendations are for removal of the 3 test wells and a status change to "no further action" required.
- The test results & report from the core samples obtained at the old garage site this past June remain pending.
- Three Capital projects on Tote Drive and one on Moose were completed to satisfaction. A breakdown of costs was distributed.

- ❑ The Capital project at 8 Vaillancourt Drive was completed to satisfaction. Two additional lengths of culvert were deemed necessary.
- ❑ To date, 12 home lots and 7 common land sites have required tree trimming or removal.
- ❑ There have been no replies to BOD inquiries for quotes on grounds maintenance.

Old Business

- ❑ *Fall Clean-up* – There were no sign-ups for this years Fall clean-up. The BOD will make calls for commercial quotes.
- ❑ *Vacant Home Sites* - The Members at both 9 Vaillancourt and 37 Tote have reported significant delays in receiving their new homes due to Covid delays in the supply chain. The estimated costs for mobile home concrete pads that meet current standards was significantly underestimated. The current quote is for approximately \$6,800 per site, not including site preparation. As only \$8,000 was budgeted for two sites, more funds will be necessary. A motion was made by Terry and seconded by Debby to request the additional funds from the Membership by ballot vote. The motion passed.
- ❑ *Water Operator* - Agreement was Signed.
- ❑ *Membership fees* - A motion was made by Terry and seconded by Debby to reimburse the Membership fees to the former owners of 15 Moose and 33 Tote Drives, all Co-op requirements being satisfactorily met. The motion passed.

New Business

- ❑ *Disbursements* - Payments/ Approvals: Saari Excavating \$20,600.00 for completed Capital projects on Tote and Moose Drives. AquaAid \$607.50 pump house supplies. ChemServe \$187.50 water testing. Cuzz we Rock \$400.00 for electrical conduit supplies. SmithPump \$1,492.50 to replace well pump #1 and pump house work. Carolle Vaillancourt \$500 - Membership fee reimbursement. Shawn Hanson \$5000 - Membership fee reimbursement. The following Insurance Premiums were also paid: Officer Bond \$139.00. Flood \$3,147.00. CGL&P \$3,758.00.
- ❑ *Membership* - 25 Moose submitted a **Site Improvement Form** for replacement of a retaining wall. Approval is pending DigSafe notification by homeowner. The new Member at 9 Vaillancourt Drive has expressed an interest in acquiring the existing shed located on the lot. As a sale or transfer of any Cooperative assets requires Membership approval (Bylaws 6.3 C) the matter requires a Membership vote. A motion was made by Debby and seconded by Terry to place the matter on the upcoming Membership ballot. The motion passed. Diane will check the current loan documents for any TD Bank notification requirements.
- ❑ *Open Forum* –As there is currently no Co-op Secretary MikeV. offered to assist by posting notices and recording minutes. Motion made by Terry to accept, seconded by Diane, motion passed. This will assist in keeping the Co-op website updated. **Procurement Policy** - is in need of revision as witnessed by the mobile home concrete pad site estimate. The matter was tabled till the October Meeting. A new (indoor) location will be necessary for the Winter Co-op Meetings. Diane will pursue.

The next B.O.D. meeting will be held in October. Date, time and place to be determined. The meeting adjourned at 1136.

 _____ 10/13/2020
 Michael Neprauskas, Recording Secretary Date