

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

Board of Directors Meeting Minutes
New Ipswich Congregational Church
February 9, 2021

Meeting was called to order at 1000. Present were Debby, Terry, Diane and 2 members.

Minutes of the B.O.D. Meeting January 12, 2020 were accepted as amended.

Reports

Financials:

Current financials as of 1/1/2021 are as follows:

☐ Operations:		
▪ Beginning Balance		\$29, 618.75
▪ Deposits/ Transfers-in:		22,566.00
▪ Payments		22,414.87
▪ Ending Balance:		\$29, 769.88
☐ Capital		
▪ Beginning Balance:		\$12, 397.22
▪ Deposit: (Transfer from Operations)		2,085.00
▪ Transfers-out:		4,146.00
▪ Ending Balance:		\$10, 336.22

Co-op:

- ☐ The Cooperative has received the Property Deed for 8 Vaillancourt Drive.
- ☐ The home at 9 Vaillancourt is in the process of being installed.
- ☐ The Hall at the NI Congregational Church has been tentatively booked for Saturday, April 10th 2021, from 10am - 1230 pm.
- ☐ Terry Fogg has submitted her resignation effective after the Annual Meeting.

Old Business

- ☐ *FYE 2022 Revised Operating Budget* - a third draft of the FYE 2022 Operating Budget was presented that appears to include all anticipated expenses. After review and a brief discussion, a motion was made by Terry to accept the amended Budget. The motion was seconded by Debby, the Motion passed.

New Business

- ☐ *Disbursements* - Payments/ Approvals: *Haffners*: - \$272.01 for propane. *Drouin*: - \$501.12 for tax filing. *Smith-Weiss, Shepard, Spony*: - \$602.90 for legal services at 8 Vaillancourt.
- ☐ *2022 Capital Budget* - the sole focus of the FYE 2022 Capital Budget will be on tree removal. After review of the current tree list and some few trees identified since the last cutting, it was decided that an \$11,000 limit for tree services is doable. A motion was made by Terry to accept this amount for inclusion in the next Capital Budget, seconded by Debby, the motion passed.
- ☐ *Membership*
 - a rent payment plan request was received from 20 Tote Drive and signed by the BOD.
 - The proposed Bylaws revisions were presented by Mike. All revisions fall into one of two categories: the first addresses BOD sustainability issues, the second Home sales. After discussion and Q & A, a motion was made by Terry to accept the revisions,

seconded by Debby, the motion passed. The revisions will proceed to the Co-op attorneys for Review & comment.

- The final draft of the Rules revision was distributed by Diane. It included a new provision that all home heating oil tanks be inspected every 3 years. As this is a free service by all the contacted heating oil delivery services, there were no objections. A motion was made by Terry to accept the final Rules draft, seconded by Debby, the motion passed. The proposed Rules revisions will proceed to the Co-op attorneys for Review & comment.
 - Once the Bylaws and Rules revisions have been reviewed by the attorney they will be posted online for the Membership. Hard copies will also be included in the Membership Packet.
- *Open Forum* - the 2021 CWS Emergency Plan was reviewed and signed by Terry. The required review of the Emergency Plan is scheduled for May.

The next B.O.D. Meeting will be at the New Ipswich Congregational Church, March 9, 2021, at 10 am. The meeting adjourned at 1123.



Michael Veprauskas, Recording Secretary Date 3/9/2021