

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

Membership Meeting Minutes
April 10, 2017

Meeting called to order at 1847. Board Members present were Jackie (chair), Joyce, Mike. 18 Member households were represented.

Reports

Minutes of the Membership Meeting from March 21, 2016 were accepted as read.

President:

- No copies of *Sturgis* were received from ROCNH.

Treasurer:

- A summary of the distributed FY 2016 CPA review was provided.

Secretary:

- A review of the March 16, 2017 Closing on the new TD Bank loan and the second mortgage were reviewed with a breakdown of funding sources to cover the closing costs.
- Amortization tables for the loans, as well as predicted interest savings were reviewed.

Operations:

- The utility pole at 91 Vaillancourt Dr. has been removed, but a drainage problem in the area remains to be addressed by the contractor.
- New drainage was installed at the front entrance to the Park.
- The septic system at 12/20 Vaillancourt Drive was replaced and the system at 19 Vaillancourt was remediated.
- Total Coliform results were negative for the entire fiscal year. PFOA/ PFOS levels were well below EPA action level.
- A Sanitary Survey of the Community Water System, conducted by NHDES during August 2016, identified one significant deficiency – lack of source water meters for each well.
- Pump house improvements were completed that addressed both planned upgrades, the significant deficiency noted by NHDES and three minor ones noted prior to the August Survey.
- A new union from pump house to the 4 inch water main was installed.
- Three water line leaks were repaired ranging from bad to worse.

C.R.C.:

- One dog related complaint was received and resolved.
- Rules review, re-organization and revision will begin this summer.

New Business

- Rules Vote —The requested change of the rent due date to the 5th of each month with no grace period was discussed. A motion was made and seconded to make this change. The motion passed.
- Policies & Agreements requiring Membership approval—The following was reviewed and approved by the Membership: Member Occupancy Agreement..

- FY 2017-2018 Budget – was reviewed and discussed. A motion was made and seconded to accept the Budget as presented, the motion passed. A motion was made and seconded to transfer all FY 2017 surplus funds, amounting to \$11,600, to Capital Reserves. The motion passed.
- 20-year Capital Improvement Plan – the proposed plan was reviewed and discussed. The motion was made and seconded to accept the plan as presented. The motion passed.
- An ad hoc Election Committee was chosen at random from households in attendance. Results: 77 Vaillancourt Dr. (Paul Bryand) and 21 Tote Dr. (Amy Norton.)
- Election of Officers – There were two nominations from the floor. Results were as follows and certified by Paul Bryand and Amy Norton (ad hoc Election Committee):
 - President – Mike Veprauskas – 18 votes.
 - Secretary – Debby Connolly – 18 votes.
- Open Forum – A request was made for signage at Moose Drive. The B.O.D. will pursue. The consolidation of dumpster location is working well, but the abutters request that they be recovered after dumping. Concerns were expressed by several members about plowing in the park especially the last storm. 15 Door prizes were awarded at random.

The meeting adjourned at 2009.

Dana Rand 4/3/18
Recording Secretary Date