

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
November 10, 2020

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

Minutes of the B.O.D. Meeting October 13, 2020 were accepted as read.

Reports

Financials:

Current financials as of 11/1/2020 are as follows:

❑ Operations:		
▪ Beginning Balance		\$15, 121.02
▪ Deposits/ Transfers-in:		40,310.00
▪ Payments		23,547.56
▪ Ending Balance:		\$31, 883.46
❑ Capital		
▪ Beginning Balance:		\$63, 599.22
▪ Deposit: (Transfer from Operations)		2,085.00
▪ Payments/ Transfers-out:		25,100.00
▪ Ending Balance:		\$40, 584.22

Membership:

- ❑ The Writ of Possession for the property at 8 Vaillancourt Drive has been obtained. The locks were changed and family notified.
- ❑ Letters were sent to Members at 47 and 49 Tote concerning sand wash-out from there driveways onto Tote Drive. The matter was resolved satisfactorily.
- ❑ Tree letters were sent to those requesting tree service.
- ❑ *The CGL&P* audit was completed and submitted.

Operations:

- ❑ The lot preparation for new homes at 37 Tote and 9 Vaillancourt is complete. The first home should arrive about December 10th. Some further winterization may be necessary.
- ❑ There a water main leak was reported in front of 33 Tote Drive. Repair was effected on 10/22/2020. Unfortunately, a nylon "tee" was also discovered but could not be replaced.
- ❑ EPJ Quality Jobs has yet to complete Fall cleanup of common areas.

Old Business

- ❑ *Common Area Walk-through* – has not been conducted as Fall cleanup has yet to be completed in the primary common area. The walk-through Report was tabled until the December Meeting.

New Business

- ❑ *Disbursements* - Payments/ Approvals: *Wardwell & Sons Plumbing*:- \$210 shut-off valve replacements at 9V and 37T; \$150 water main repair on Tote Drive. *Saari Excavating*: \$6,000 site work at 37 Tote; \$850 excavation of water leak on Tote; \$1,200 Pump House Drive work; \$300 regrind pile; \$612 additional work/ regrind on Moose Dr. *Shaw's Septic*: - \$220 septic pumping. *DSL*: - \$6,800 Mobile Home pad at 9V. VISA Gift Card Expenses: *Belletetes*: - \$9.99 door lock, \$65.88 heat tapes and related supplies. *Lowe's*: -\$224.55 road patch.

- ❑ *FYE 2022 Operating Budget* - two draft versions were submitted for review. The differences in funding for four accounts were based upon anticipated expenses for 8 Vaillancourt Dr. vs immediate liquidation. Further discussion was tabled for the present.
- ❑ *8 Vaillancourt Drive* - general options were reviewed and a brief discussion followed. Mike offered to coordinate collection of information/ specific options. Motion made to authorize by Terry and seconded by Debby. Motion passed. Further discussion was tabled until December Meeting when more information will be available.
- ❑ *Review of proposed Rules Revisions*- to date the only proposed Rule Revision received was for stipulating that only new homes may enter the Community. Some additional minor rewording and simplification of other Rules were suggested for ease of use. Further discussion was Tabled until the December Meeting.
- ❑ *Membership* - a new Form was presented, for Membership use, that explains the process for tree removal/ trimming services in which professional services will be required. As this service will only be done once per fiscal year at most, some coordination of the process is required. A Motion was made by Terry, seconded by Debby to accept. Motion passed.
- ❑ *Open Forum* –there were no concerns.

The next B.O.D. Meeting will be at the New Ipswich Congregational Church, December 8, 2020, at 10 am. The meeting adjourned at 1041.

12/8/2020

Michael Veprauskas, Recording Secretary Date