

Accepted September 30, 2023 as written not read

FREEDOM HILL COOPERATIVE, INC.

2022 ANNUAL Meeting Minutes

September 24, 2022

Directors present: President Janet Verville-Clough, Vice President Anita Wise, Secretary Tara Campbell, Treasurer Donna Odde, Maintenance Director Joe Keuenhoff, Directors-at-Large Louis Smith and Sandra Webb

46 Members in Attendance: (List Attached)

Meeting called to order by Board President Janet Verville-Clough at 10:08am.

Salute to the flag. Code of conduct was in effect during the meeting.

Janet announces we are celebrating 20 years as a Cooperative! Thanking the members, Janet states ROC-NH toured our community and we've been chosen as a top Co-op. The Concord Monitor has also written an article.

2021 Annual Meeting Minutes are read by Tara Campbell. Janet makes a motion to accept. Kay Wallace accepts. Minutes are accepted.

Treasurer's report– Donna Odde

Referencing financials included in the packet, review audited financial on agenda – not ready. When available, will be scanned and posted at the website. If available for October meeting, will be included in minutes.

---- Annette asks what the grants were for. Donna explains we were provided with a service for septic tank cleaning, and the other was for a water system leak survey. Annette clarifies that the service for these issues were given to us, but it is our responsibility to make the repairs. Asks for the dollar amount of the grant. Donna answers that we don't know the cost. It is just a service that is offered.

Donna continues with July financial statement.

\$9k overall above projections due to vacancies and payment arrangements made with households that are behind on rent. Some of those have applied for CAP assistance. Donna assures us that we are in a good financial position.

\$22k under projected maintenance budget, partially because the media filtration was not yet ordered.

Additional costs due to paving, valve change, repair and services, Capital Paving came 7 times to make repairs because of water damage. Well system was \$31k, including arsenic container change.

We will likely stay under budget for power/electric.

(Donna Odde – Financial Review Continued)

\$6k over administrative budget, mainly due to change in legal counsel and costs associated with active evictions. There are quite a few households that have either not made payment arrangements or have not made good on the arrangements. Explains the process Hodges and the Board takes when someone is behind on rent.

-- Heather Clough (88 Pine Ridge) asks if we are recovering the money when someone is evicted. Donna replies that we do, but usually get paid in full amount due at the time of the sale of home. That reminds us that our goal is to not get us to the point of needing legal counsel.

Mortgage and other expenses are \$61k under budget, thanks to refinancing.

Donna poses the question before it is asked by members, “then why a rent increase”? and answers that there are still expenses coming and bills are out.

-- Kay Wallace asks about August financials. Where are we now? Donna states we are roughly \$30k under budget at this point, however we still have outstanding bills. Kay mentions 4 years ago, allocated an additional charge in case two septic systems needed replacement. \$12,500 was transferred to pay for system replacement. Kay then asks if there is a discrepancy in the cash flow statement with the \$12,500. Donna explains it is for the filtration system, not for the septic.

Cher Keuenhoff motions to accept July financials. Second noted by Richard Boucher. All vote yes to accept.

-Budget Presentation-

The task as a board was to gather information from the board and the members regarding our needs and/or wants. The proposed new rent is \$530. Joe Keuenhoff informs us that that road shoulder packing was done as a result of our refinancing agreement, we budgeted half this year and half next year. Donna says if we remove \$20k now, it will be a \$11 per household savings and reminds us that the Board members are cooperative members too. What is most

important to preserve the health and safety of the community. There are some items that are not negotiable.

---- Annette asks if the new water company have talked about PFUS (a chemical that leaks into the water system) and advises that NH State regulations have changed because of this. Donna replies that the current arsenic level is being addressed because that is the regulation we are outside of now. We need to get a handle on that before addressing other issues. Donna continues, if we do only the basic services on the water, \$470 a month will not cover this. Annette clarifies that in accordance to our refinancing, our lender needs us to do certain things. (Donna Odde – Budget Presentation Continued)

-- Kay Wallace shares confusion over 20 years of budgets, information was received to examine and study. Are there alternative offers? Donna says last year, membership was given 5-6 scenarios. This year, we have a starting number, but there are options. There are items in the proposed budget that the board wouldn't put on, so there is wiggle room. Donna also explains the new state rule that we cannot charge more than \$25/month for non-member rent.

-- Ron Scovill (8 Dogwood) would like to state that an \$88 increase for rent is ridiculous. We have other expenses such as gas, oil, taxes. There is no one in the park that can afford an \$88 increase. Donna agrees that no one will jump for joy about an increase of any size but we need to focus on the cost to operate this property that we are all owners of.

Donna quickly offers 29 people signed up for tree removal at \$500-\$700 per tree. We can budget 8 trees.

-- Heather Clough asks if we've gotten estimates from other tree removal companies. Donna affirms we have but our dilemma is now which 8 households are chosen?

---- Angenette Condon says she hasn't seen any services in three years. She works two jobs and has to shovel her own driveway, mow her own lawn, and continues to explain the financial hardship. Donna explains that the budget proposed is for necessities to keep the park standing. When we bought a house here, we bought the problems of the park.

Donna, line by line, explains why these items are on the list, including the property line survey. There is no survey on file, so we are starting over. Crack filling is necessary to preserve the roads and keep them from crumbling more. \$20k for shoulder packing has been taken off.

Do we buy or rent a woodchipper? Member recommended add-ons like new street signs and solar speed signs. Memberships openly discuss speeding in the park.

---- Patty Goodwin (99 Pine ridge) mentions the mercury light on the flagpole; and asks if it was disconnected, and a light needs to shine on it, can we take down the flag? Ron Scovill quickly responds with "No". Then we need to pay for it.

---- Annette asks Donna what is absolutely necessary. Donna states arsenic containers, crack filling, land survey. Annette addresses membership and explains the importance of the survey, Asks Donna for the bottom figure in this case. Donna says \$500 a month.

---- Kay Wallace asks what the capital repair / maintenance account is for if we are not using it? Donna replies this is for major repairs.

(Speed Control Conversation Continued)

Membership goes back to discussing speeding issue

---- Helen Hamlin (251 Redwood) asks if we can have a camera on top of the solar speed signs to prove the culprit. Donna asks why the board has to control other people's speed.

---- Angella Sears (301 Redwood) thinks speed signs are a waste since we can't do anything about delivery drivers flying through the park and a rent increase for this isn't going to fly.

---- Paul Braggs (131 Redwood) asks what we do once a picture is taken, and also mentions these signs need to be calibrated all the time.

---- Glen Scribner (90 Redwood) says people will still fly. Just maintain the speed limit.

---- Heather Clough suggests speed tables. Donna states we have not priced that.

---- Donna Rollins (34 Willow) checked the ones that Concord Hospital has installed during her time on the board, but the price was too high.

---- Helen Hamlin (251 Redwood) retracts her previous statement and is no longer in favor of solar speed signs.

---- Ron Scovill reminds membership that along with speeding, there are people running stop signs.

---- Larry Tasker (121 Redwood) suggests placing speeds bumps closer together. Donna agrees that we can look into this in the spring.

Donna asks if we can all agree to remove the speed signs from the budget. No one speaks.

States this will be removed from the list.

---- Ron Scovil in regards to the light on the flag pole, asks if a board member asked to have that light disconnected. Donna explains that Eversource claims someone on the board did request to have service discontinued, but no further records. Ron offers to pay the cost to have the light restored. Donna says it is \$5k. Much chatter about why? How? Or, Donna suggests, we can move the flagpole and put a spotlight on the mail house.

----Kaye Wallace asks if we can table this so she and Donna Rollins can research, as she believes this is service that was already paid for and she'd like to know who called Eversource to have that service disconnected.

---- Joe Keuenhoff explains we would need an electrician to look at the electrical system, as Eversource would need this information before reinstalling a meter.

---- David Zages (81 Pine Ridge) recommends lowering the flag at night. Offers to head a committee with other Veterans to do this.

---- Larry Tasker asks the cost to move the flagpole. Donna states we haven't investigated this because of the opposition heard and adds David's offer is a good one.

---- Adam Bergeron (125 Redwood) offers to move the pole if we decide to go that route.

-Woodchipper-

Donna says it would cost \$8,500 for tree service to take down trees we are unable to. Asks if we should rent or purchase a woodchipper.

---- Angella Sears asks why we are budgeting a woodchipper. Donna explains that it costs over \$3k to purchase and would need member approval.

---- Angenette Condon asks for confirmation of which trees are to come down. How necessary is a chipper? And, what will we do with the wood once it is cut.

---- Adam Bergeron asks to know about the availability to rent a bucket. Donna says the \$8,500 includes the bucket.

---- Annette informs membership there is no coverage for the liability if we cut a tree ourselves. Explains we are a business, and it is best to transfer the risk to a company that is insured.

---- Doreen Scovill asks if membership will need to be trained to use the woodchipper if we purchase. Who is going to be trained? Will we have a use for it in the future? Annette

reiterates that this question is about whether we should purchase or rent a woodchipper. If we purchase, it will be insured, and explains all volunteers would need to sign a waiver. The park has insurance coverage for negligence for the board and volunteers.

---- Annette asks how much we've spent in tree removal over the past 3 years. Janet responds that it is almost \$10k twice a year.

---- Glenn Scribner suggests buying would be best for the long run and would be a good investment.

---- Joe Keuenhoff explains that with renting, there might not be a chipper available when needed or if we rent one and experience bad weather and can't cut trees during that time.

For us, a woodchipper will get used on an almost regular basis.

Donna asks to vote on the purchase of the woodchipper. The majority votes yes. One person votes no. Two people abstain.

-Property Survey-

---- Donna Rollins asks when we bought the park, didn't we have a survey done? Anita Wise responds that there is no recorded survey for this park. She states she's spoken with more than one surveyor.

---- Ron Scovill asks how the town assesses our property tax. Kay Wallace says they go by the deed.

---- Judy Stickney (179 Redwood) asks if it is really our responsibility to determine the borders. Anita replies that if Concord came forward and said they own certain land and it is recorded, that's it. It's their land. It is our responsibility to define the boundaries of this park.

(Property Survey Continued)

Donna asks if we can keep this in the budget. The majority agrees.

-Mini Split-

\$10k in the proposed budget for a mini-split. Donna says we have a piece of equipment that failed, and we've been asking for this for three years.

---- Heather Clough asks if we've received estimates. Donna says yes.

---- Kay Wallace asks that we take these things out of capital and not our monthly budget.

Donna states that it is a major repair and maintenance. This isn't an improvement.

#### -Culvert Upkeep-

Donna explains that members and their guests are parking on the shoulder of the road. Over time, this will cause instability of the culverts. This budgeted amount is for the critical spots that are in dire need of repair.

---- Diane Bokum (174 Redwood) shares that the backyard is slowly going into the gully. Water is affecting the fence line. Who is responsible for the repairs. Donna says the survey will help, but at some point, the park will have to pay for the repairs. Remembers there is an issue with sand under her house and asks Joe to put that on his list.

---- Glenn asks if the amount for culvert repair is negotiable? Answer, yes. 35 Pine Ridge and lower Redwood need to be done. Maybe three can be done, but which three?

---- Larry Tasker asks if we can purchase a backhoe? Donna says it's not in our budget at this time.

---- Helen Hamlin mentions that 246, 247. And 251 do not need equipment. Those need to be done manually as they have electrical running underneath,

---- Donna Rollins recalls in 2017 budgeting for culvert cleaning and repair but these things were not done. Donna replies with the question, does this need to be done, and how many? Which are most important & 10 culverts at \$2,500 each.

---- Kay Wallace reminds us that there are people that don't have a culvert and it is the board's responsibility to decide how many and which.

---- Richard Boucher (59 Chestnut) asks if we can do 5 instead of 10.

---- Kay Wallace adds an offer to the board to rethink which culverts are in dire need.

Donna Odde recommends we make a motion to approve the budget as presented. Ron Scovill makes a motion to not accept the recommended budget. Glenn seconds. 7 members vote to keep the budget as recommended. Majority rules in favor of motion. No abstentions. The budget will not be accepted as presented. Donna states she will rework budget to include the repair of 5 culverts instead of 10.

-Rule Change-

Janet recommends a rule change regarding when the board needs to be notified of new tenants. (Occupancy: Section 4, Rule) This is for our protection and safety. Annette makes a motion to accept the change of rule. Janet seconds. Membership is a unanimous approval.

-Ballots-

---- Heather Clough asks why Tom Clough, former Assistant Treasurer resigned. Tom responds with three answers; that the Treasurer did not transfer information to him in order to fulfill his position, his wife's (referring to President Janet Verville-Clough) phone rings constantly, and complaints from members.

---- Richard Goldsdchmidt states he is running for Assistant Treasurer to help Donna.

---- James Kenney is running for Director-At-Large. His wife, Karen, offers that James loves to help.

---- Laurie Regan is running for Assistant Secretary so she can be involved where needed.

Meeting in recess for 15 minutes.

Donna returns with new numbers based on priorities presented by membership.

Fix 10 culverts = \$496 member rent. Fix 5 culverts = \$490 member rent.

Annette makes a motion to accept the new member rent of \$496. Tom Clough seconds. 31 in favor. 14 oppose. Motion carries.

----Larry Tasker asks when the new rent will take effect. Donna states a letter will be sent to membership that the new rent amount will begin in January.

---- Kathleen Mayer (159 Pineridge) asks if we could set up a Members Helping Members Fund. Can she write a check for \$500 with the \$6 overage going to a special fund. Donna explains that this could something that can be structured through Hodges and asks how many members might like something like this to be put into place. Some opposition, but mostly in favor. Board will come back with something on this by the December meeting.

---- Helen Hamlin thanks the board.

-Votes Read-

All positions are filled. James Kenney will replace Sandra Webb as Director-At-Large, Laurie



Regan will be Assistant Secretary; Richard Goldschmidt will be the new Assistant Treasurer.

-Raffle Winners- (\$50 off October 2022 rent)

3 Chestnut Circle

88 Pine Ridge

109 Pine Ridge

139 Pine Ridge

171 Pine Ridge

99 Redwood

140 Redwood

279 Redwood

---- Richard Boucher asks if this can be a credit on the account. Donna replies yes.

---- Cher Keuenhoff invites members to the sewing club meetings at the shed twice a month.

Also offers her services to the members of the park as a notary.

Donna leaves sign-up sheet for more volunteers.

1:52pm: Janet makes a motion to adjourn. Someone seconds. All in favor.

SUBMITTED BY:

Tara Campbell, Secretary