

Freedom Hill Cooperative, Inc.

Accepted Into record September 20, 2025

Annual Membership Meeting Minutes

Annual Meeting

September 28, 2024

Board of Directors: President Janet Verville-Clough, Vice-President Adam Bergeron, Secretary Helen Bridges-Hamlin, Treasurer Donna Odde, Operations Joseph Keuenhoff, Asst. Treasurer Cher Keuenhoff, Director At Large James Kenney, Director at Large Richard Audet. Board has nine seats. Eight (8) present. One (1) Asst. Secretary is a vacant seat.

Members in Attendance:

Fifty-four (54) households represented

Meeting called to order: President Janet Verville Clough called the meeting to order at 10:12am, and asked if everyone has sign-in, and please stand for the flag.

Salute to the Flag.

Presidents Message: The President thanked everyone taking the time to come to the 22nd annual meeting, and the many volunteers that have given their time, also noted the number of hours the maintenance crew put into the community, The endless number of hours were 2,303 with an estimate of \$25 dollars an hour, it was \$115,150 so, that's what they do for us. She also noted it has been my pleasure of being your president for the past six years.

Acceptance of September 30th, 2023 Annual meeting minutes. The minutes were included in the annual package. We are not going to read them as it would take about an hour and a half. Has everyone read them? No comment. Janet made a motion to accept the minutes as they were written and second by Tara Campbell. All I favor? Aye. All opposed? It's in favor.

Review of 2023 Audited Financial Statement and July 2023 Financial Statement: Donna Odde Treasurer. Financial Statement overview, we are ahead of revenue collection by about \$15,000 with significant improvements in rent collections We are down from about \$9,000 outstanding to \$2,000 outstanding which is a significant improvement. In terms of expenses, you are going to see by category that we are over or under on some things. After reviewing the categories, Donna Rollins made a motion to accept the July Financial and second by Helen Bridges-Hamlin. All in favor? Aye. All opposed? It's in favor.

Budget Presentation: Donna Odde for the Finance Committee. A level- funded budget was proposed with no increase in rent, including necessary expenses for maintenance and operations. The budget includes \$49,000 for tree maintenance, in the past we've asked for \$8,200, \$8,500. Note: \$8,500 will give us 10 trees, \$49,000 will get us another 30 to 35. We have budget for one septic system. Donna went over some added items, a grapple system, \$4,300 for the tractor. Speed bumps mentioned, shed is getting crowded and lean - to be erected for seasonal equipment, main water valves to finish about 15, The culvert project budgeted \$15,000, The water filtration media was discussed and on the balance

sheet you will see there should be a line for water filtration. Donna made a motion to accept the new increased budget and give the board authorization to do what it needs to do within the budget to run the park and Shirley second it. All in favor, Aye, all opposed. No. Motion carried.

CIP Presentation- Cher Keuenhoff. Cher asked Helen Bridges-Hamlin to speak on her behalf. OK, you all have received a copy of the CIP (Capital Improvement Plan) in your annual package. This CIP is plan. We are in a draft session of it to gather information. A survey is included in the package for members to provide input on infrastructure ideas, with a return deadline of October 26th. Your comments are valuable no matter how small or big. Any questions and concerns should be directed to the Asst. Treasurer, Cher Keuenhoff, who is also the chairperson on the CIP Committee.

Price Act - Donna Odde. Price Act is new Federal appropriation monies for improvements of low to moderate income housing complexes. The New Hampshire Community Load Fund is applying for a \$75 million grant with the potential for our corporation to receive over \$6 million for infrastructure needs. An income survey was distributed to members, with a 70% return rate required for eligibility, currently, the return rate is 53%. Note: There were concerns from the membership on lack of information regarding the information, personal information etc.

Non-Member Participation in Committees. The Board is seeking member input on whether non-members should be allowed to serve on committees. Members raised concerns about non-members accessing sensitive information and the implications of their participation in decision-making processes. Lengthy discussions back and forth on the pros and cons. Member has been defined as the person on the deed. Different type of committee was addressed, Welcoming, maintenance, financial, etc. Janet made a motion to not allow non-members, non-deed holders on any committee and second by Perry. All in favor raise your hand, Count: 30 yes, 8 no., Motion passed.

Non-Member Speaking at all meetings. As previously discussed in the committee issues. Janet made a motion that we do not allow non-members to speak at meetings second by Joe. All in favor? All oppose. Count: 28 yes, 18 no, motion passed.

Election of Officers: Slate

President: Position Open 2 yr term: No letter of intent received. Nomination from the floor by Lisa Blanchard for James Kenney, James Kenney accepted. Request by Bonnie Theriault to suspend by-law 8.3 to allow Janet to run. Proposed by Bonnie Theriault and second by Tara Campbell.

Asst. Secretary: Open 2-year term. No letter of intent or nominations from the floor
Asst. Treasurer: Open position for a 2-year term. Cher was appointed and is running for the 2-year term.

Maintenance Director: Joe has fulfilled his 2-year term and is re-running.

Director-at-Large. Position open for a 2-year term. James Kenney has fulfilled his two-year term and is not running. James Stewart has put his letter of intent in and is running for 2

years. Nomination from the floor by --? For Tara Campbell to run, Tara accepted. There were 54 ballots handed out. Total ballots 55 (the plus one is for the tally count).

Election Results:

President: James Kenny-27 Janet Verville-Clough- 26 (was a write in)
Asst Secretary: Janet Verville- Clough -2 (write-in) Helen Hamlin-1 (write-in)
Director Of Maint: Joe Keuenhoff -45
Asst, Treasurer: Cher Keuenhoff -48
Director-At-Large: James Stewart -19 Tara Campbell-31

Drawing of the tickets \$50 off Rent:

Glenn & Kelsie Scribner	Diane Bokum	David & Debra Zargas
Robert Forand	Adam Bergeron	Tobias Hubbard
Cheryl McLean	Katrina Reil	

Open Forum

- Ron Scovil mention about the meeting, multiple conversations at one time, Roberts Rules of Order and wanted everyone to remember that we are all members.
- Mike Southwick questioned why Joe has a company vehicle. Janet answered, the vehicle is parked in Joe's yard, does not use it for personal use. When he gets a call in the middle of the night and gets a call to shut off someone's water, that truck is there for that reason.
- Art Michaud questioned on not receiving a member certificate when he joined, is a plan to be remedied? Janet, yes, we got an embosser and will be working on that.
- Doreen read a letter and wanted to thank Janet for being there for the last six years.

FHC September 28th, 2024, Members Sign-in:

Doreen & Ron Scovil, Cheryl Mclean, Erika Scarborough, Donna Odde, Donna Rollins, Edward & Nancy Paul, Angenette Condon, Pat Whittemore, Nathan Warren, Michael Southwick, Susan Goguen, Tobias Hubbard, Jonathan Leonard, Stephen Shaw, Joseph & Cher Keuenhoff, Susan Spaulding, David & Debra Zargas, Patricia Goodwin & Richard Goldschmidt, Beverly Pietlicki, Kimberly Smith, Lisa Blanchard, Larry & Paula Tasker, Kathleen Mayer, Robert Forand, Annette Kowalczyk, Dennis & Susan Gagne, Edward & Bonnie Theriault, Jeffrey & Diane Miller, Glenn Scribner, Mathew Moses, Richard Audet, Shirley Chamberlin, Adam Bergeron, Paul Bragg, Reynold & Mary Six, Janet Verville-Clough, Elizabeth Bolduc, James Kenney, Sherri Parris, Donna Mailhot-Dornhof Matthew LeClerc, Perry & Anita Wise, Diane Bokum, Judith Stickney, Donna Halle, Roger Rivet, Katrina Riel, James Stewart, Helen Hamlin,, Kenneth Michaud, Debra Gage, Linda Stansfield & Rosanne Bakkerwind, Angella & Ray Sears, Tara Campbell

Adjournment.

Janet made a motion to adjourn at 12:12pm.

Disclaimer: Due to multiple conversations, noise names statements were not clear enough to address.

Respectfully Submitted

Helen Bridges-Hamlin
FHC BOD Secretary