

FREEDOM HILL COOPERATIVE, INC.  
Board of Directors Meeting Minutes  
**August 11, 2022**

accepted  
by BOD  
11-10-22

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

**Members in Attendance:**

Mike McCarthy – 24 Chestnut, Helen Hamlin – 251 Redwood, Ken Michaud – 219 Redwood, Shirley Chamberlin – 119 Redwood, Richard Audet – 117 Redwood, Debra Zarges – 81 Pine Ridge, Rey Six – 140 Redwood, Patty Goodwin & Richard Goldschmidt – 99 Pine Ridge, Doreen Scovil – 8 Dogwood

Meeting called to order by Board President Janet Verville-Clough at 6:34pm. Salute to the flag. Code of conduct was in effect during the meeting.

Meeting minutes from July 14, 2022 were read by Tara Campbell and accepted.

**Treasurer's report– Donna Odde**

Hodges is doing a good job at coding. We continue to be ahead of budget on revenue and under on vacancies. There is \$8,700 outstanding rents. \$7,000 of that belongs to 3 households. 1 is in active eviction, 1 is pending eviction, 1 is getting rental assistance. There is \$1,500 outstanding in late fees.

\$7,000 over the budgeted revenue because people are paying \$42,000 under expenses. We can hope for some left-over money at the end of the fiscal year. The surplus can move to the capital reserve.

July financials will be reviewed at annual meeting set for September 24, 2022.

We are in the process of getting final estimates for the costs of outstanding projects. The board has prioritized the needs of the park and we can expect an increase in rent. The budget proposal will be easy with one option and presented at the annual meeting.

The cost of trash pick-up is increasing. The cost of water maintenance is going down.

Report is accepted.

### **Maintenance report from Joe Keuenhaff**

Spoke with Eversource about the meter for the mercury light for the flag at the top of the telephone pole. The power comes from under the road. Will need an electrician.

2½ pallets of crack sealing has been used. ½ to go. The main hill is completed. The roadway from storage to Chestnut was done today. The price of the product has gone up. At \$8,750 per pallet. 3-4 pallets will be needed to complete the remaining roadways.

Mowing of common areas continues.

Speed bumps have been installed on Pine Ridge and upper Redwood.

Aquamen did a walk-through of the pump house with all employees to get them familiar. They even swept and mopped the floors when they were done.

On July 12st, Janet sent a 30-day notice to Gilford Well cancel our contract. At that time, Gilford Well notified NH DES that we no longer have a water company, Aquamen advised NH DES that they've picked up our contract effective immediately. Donna asks if Aquamen got the history of our water system from Gilford Well. Joe states that Aquamen did all of the research themselves.

A water leak was reported. Aquamen found the leak on Pineridge and did the necessary repairs. The repair and trucking in a tanker of water will be the responsibility of the park.

Water lines will be flushed in conjunction of tank cleaning.

Aquamen will replace the shut off valves that are not working and research others in need of repair. They will also assist with the mapping of the water lines as required by state law.

Preparation for the tank cleaning is underway. Cleaning is set for the first week of September.

### **New Business with Janet**

90 Redwood has sold; 228 Redwood is under agreement

Speeding is an ongoing issue. A driver for Papa John's was caught going 30 mph; store manager was informed. When patchwork was being done, Janet and Anita stood by with a radar gun and clocked 3 drivers going roughly double the speed limit. Some drivers called LPD to complain, however this is private property, and we can enforce our speed limit.

Janet discusses buying a woodchipper as some trees will be cut down. Chips could be available to the members.

The annual meeting is scheduled for September 24. 9am-10am coffee/social hour with the meeting being set for 10am-Noon. Our 20 year celebration cookout is set for September 10.

Anita, Joe, and Janet are still conducting full inspections, even if unfinished before November or the Rules Committee Fall inspection.

## Other Notes

2 members deceased . . Gary Chase of 148 Pineridge and Doug Clemons' father. Janet motions to pay Doug and Judy Clemons' September rent. Anita seconds. Motion approved.

Sweeney wake is tomorrow afternoon. A card will be sent on behalf of the board to prior member Peg Sweeney.

Pump House walk through tour is set for August 20<sup>th</sup> from 9am to Noon.

There are 3 active evictions. 1 is because of a criminal background, 2 are for rules and/or unpaid rent.

**\*\* If anyone is having trouble paying their rent, we understand. Please just communicate with us so we can come to an agreement that is comfortable.**

## 8:07pm : Open Forum

Months long discussion of the barrel found at 99 Pineridge continues. (See July 14<sup>th</sup> minutes) Mike McCarthy (24 Chestnut) states Donna Rollins did abstain from voting in the sale of the house. Speaks about the condition of the house. Might have overlooked the barrel. At the time the home, including the cellar, were full of trash. Says 5 dumpsters were filled. A lot of air conditioners as well. Donna Odde makes clear that we can now put the history of 99 Pineridge behind us.

Mike also speaks on his knowledge of the flagpole light. He states that the sodium mercury light is owned by Eversource and was replaced about 6 years ago. It costs \$38/month and should be on the bills. If the flag is not going to be lit, then maybe it should be removed. Believes the solar light we've installed on the top of the flagpole does nothing. Donna Odde suggests that we can move the flagpole nearest to the mail house and install a spotlight on the mail house. Joe says he will call Daniel's Electric to get some ideas.

Richard Goldschmidt (99 Pineridge) asks where they can park another vehicle as they have a short, narrow driveway. Janet explains if there is a party, they can park on the hill, but this can't occur regularly. Richard and his wife ask about having a family member move in. Janet and Anita speak about the protocol. A criminal background check would need to be obtained in the State the person currently resides and also New Hampshire.

Richard and Patty also advise the board that the side yard near their deck and the cellar entrance appears to be eroding.

Ray Six (140 Redwood) asks if Aquamen will be doing our bacterial testing, Joe responds affirmatively. Mr. Six offer his assistance with water operations/controls.



Deb & Dave Zargas (81 Pine Ridge) ask what the inspection will entail. Janet explains they are looking for hazardous materials and doing this to save the park money as if the fire department were to come, there would be a fee involved. Dave asks if there is a way to flush a culvert as there is a lot of sand built up. Janet suggests maybe we can look into high pressure water, and drainage is an option when it comes to future infrastructure. Donna asks if they could borrow a weed whacker to at least cut back the brush.

Helen Hamlin (251 Redwood) asks what the timeframe is to inform the board of a new person moving in. Janet explains, according to the rules, the board has to be notified at the annual meeting. We will present to the members to have this rule changed, however.

Patty Goodwin (99 Pine Ridge) asks what the procedure is if a new person moves in and fails to pass the criminal background check. Wonders if the whole household would be subject to eviction. Janet states that the members would be asked to have that person leave. If that person refuses, there could be an eviction.

8:26pm :: Meeting adjourned

SUBMITTED BY:

Tara Campbell, Secretary