

August 14, 2025

Board of Directors Monthly Meeting

Call to Order at 6:25pm

Salute to the Flag

Code of Conduct will be in effect

Chair: President, Anita Wise, we're opening the BOD (Board of Directors) meeting of August 14, 2025, and have all members, guests signed? I am calling this meeting to order. Anybody who would like to stand to salute the flag.

Board members in attendance: Joe Keuenhoff, Cher Keuenhoff, Helen Bridges-Hamlin, Anita Wise, Richard Audet, Donna Odde. BOD Present=6, Absent=1, Vacant Seat=2

Membership: Mat Moses, Art Michard, Lisa Blanchard, Larry Tasker, Doreen Scovil, Donna Halle, Angella Sears, Judy Stickney, Holly Stewart

Guest: Johanna Beachy (ROC-NH)

Chair: Anita Wise, thank you all for coming, the code of conduct will be in effect tonight. This meeting will be recorded by FHC (Freedom Hill Cooperative) by the board and NO personal recordings are authorized. There is a correction on the Agenda, the Special Meeting Minutes of July 17, 2025, will not be presented tonight. We read the Roberts Rules of Order, and we just got clarification that the Special Meeting was a MEMBERSHIP meeting, therefore the minutes are to be accepted at the next membership meeting, which will be this coming September.

Secretary's Report- Helen. The June 12, 2025, minutes have been reviewed by the BOD July 3, 2025, and we are asking the minutes to be accepted into record as directed by the BOD. Motion to accepted as presented by Donna O, second by Anita Wise, and discussion, none. All in favor, Aye, opposed, none, any abstain? None, Motion to accept, passed.

Treasurer's Report: Donna Odde. Cher and I met for the August finance committee. We reviewed the June financial statement and began preparing the FY26 budget for membership's approval at the September 2025 annual meeting. Financial Position for the month of June showed a positive variance in revenue of \$5,216.12, on expenses we underspent by \$18,000.

Please remember there are some expenses coming and we have still monies to transfer to the reserve to carry that.

Follow-up. I need to make a follow-up to the June report that Cher read into record for me. On the truck I have written that we would have paid ourselves back \$75,000 by the end of September of 2025. I miscounted the number of years. I thought we bought the truck in 2028; we bought it in 2029. So that repayment of the funds to the operating account concludes at the end of September this year. And we have some discussion, as you know, going on about what to do with that going forward. So, we have about fully paid ourselves back for the cost of the original,

the truck purchase. What didn't know what happened is those payments were not restricted to a future purchase of a truck.

As CIP (Capital Improvement Planning) begins to estimate out that we need to get a replacement truck in a year or two, we'll find a way in the accounting system to set that aside so if we choose to buy a truck and pay cash for it rather than finance, we'll have those dollars set back for ourselves. So, with that I make a motion to accept the June financials statements as reviewed. Motion to accept by Helen, second by Richard. All I favor? Aye, Oppose? None, Abstain? None, Motion to accept, passed.

CIP – Cher: There are no updates right now. We want to attend the CIP training on August 16, 2025.

Maintenance Report – Joe: Joe has been busy

1. A special thanks to Kim of 103 Pine Ridge for donations. A new Craftsman backpack leaf blower and a Ariens 17 ½ horse riding mower.
2. Another thanks to Perry Wise for repainting the entrance sign.
3. Removed two dead trees and refreshed the wood chips around the sign and the flagpole
4. We seeded around the flagpole and the mail house.
5. The town of Loudon dug us a swale at the mail house to divert the water flow and we finished it with some stone.
6. Received estimate from United Tree Service, it was approved, and the work is in process.
7. Anita and I met with vendors to upgrade the camera system at the mail house and to add a system to the pump house to be monitored here in the office. We approved a quote of \$2,800 with Capital Alarm System because they have the lowest price as they are the original installers and can utilize the equipment we have and only need to add a larger receiver here in the office. That will be starting next Thursday.
8. Met with R&D Paving to get estimates on road paving. This will be broken down into sections over several years. The information will be handed over to the CIP committee for future planning.
9. The culverts have been cleaned, repaired, and restored on Redwood Rd to the turnaround. We are currently working on Pine Ridge from the corner of Redwood to the corner of Maple Terrace. The culverts that have had the maintenance completed are now the responsibility of the homeowners.
10. Septic pumping for Willow Terrace, Dogwood Terrace, and Chestnut Circle will start on Monday. We will be meeting with Windriver/Felix Septic and a few other companies for pricing out next year's rotation.
11. The lean-to to be built behind the shed will be started next week.
12. The parts for the pump house repairs are finally in, and that work will start soon. There should not be any interruptions in your water service, I said should, because with any project, the unexpected can happen. The water flag will go up at the mail house when the project starts.
13. The mail house now has a street address at 10 PineRidge Road assigned by the town.

14. According to Farmer's Almanac, we are looking at a snowy wet winter with mixed precipitation. We may need more sand/salt than predicted.

Voting Ballot for outside a meeting for Capital Alarm, the Updated Camera System.

Q/A: Donna Odde on Item 1. The donated lawn mower has a value as a capital asset. Can we get something over to Maria (at Hodges) regarding the donation? And the gas blower around \$100 Joe, no the blower is around \$300. And the mower when new was around \$_800.

Donna, ok it might be fully depreciated by now, but could you get something over to Maria?

Vice President- Janet Verville-Clough; No reports, absent.

President, Anita Wise:

OLD Business: 1. Still have 13 Census reports that have not been turned for 2024-2025. We will buckle down on this next year. The Census will be in your annual package, bring them to the meeting if you come, if not put them in the black box at the mail house. Issue #2. Trash cans, we are getting better but it is still a work in progress.

New Business: Open position posted at the mail house on July 25, 2025, for two open positions. We received a letter of intent to fill the term through September 2026. Passing the letter around, the board will review for the appointment of James Stewart. The letter reads; I have previously shown interest in filling the open position as director at large. Now that it is officially open and posted, I would like to ask you to be appointed as director at large for the rest of the of this position. I understand that it will be until September 2026 elections. Thank You for this opportunity. Anita, I make a motion that we accept Jimmy because he has been helping Joe and we had appointed him previously when we had the mix up. He does a great job, and he is here five days a week with Joe. Anyone else? I second that motion by Helen Bridges-Hamlin. All in favor, Aye. Any oppose? None, any abstain, none. Motion passed.

Q/A: Question by ? What was the other open position? Anita responded, Assistant Secretary. We gave the deadline of August 11. We have received another one, and we want to interview the lady that wants the assistant secretary to make sure she knows what she is getting into.

ROC-NH Solar Kick off: Perry and I went to the ROC-NH Solar Kickoff Program. There is a Federal Grant, about \$11 million earmarked for the New Hampshire cooperatives, but it is in the very beginning stages. Note: Johanna from ROC-NH wants to say something about this. There has been some news about the solar for all grants. We do not know anything fully definite yet, but the head of the EPA (Environmental Protection Agency) made an announcement about a week ago maybe 10 days ago, saying they to draw back the solar for all grants. We do not know what that means yet or if it is a done deal. We are talking with the DES (Department of Environmental Services) and trying to get more information on what that means, because they are the ones that are administering that for the state of New Hampshire and then we're sub-recipients through them for this grant. Donna, stated but it has been awarded already. Johanna, yes, but it is not in state funding yet, which is where it still has federal control. Trying to find more information right now and we will be sharing that with ROC's once we have some sort of more definite word. Anita's comment, my feelings and I do know about the board or our members, that we should still probably go ahead and

get our preliminary stuff done. Johanna stated I would do that. Joe stated he has contact; Bonnie has a company that has been putting in solar farms in Pittsfield.

NH Saves Program:

There are flyers available for income eligible grants for home repairs. Numbers and contact information are on the flyers.

Open Forum:

Johanna from ROC-NH, I brought some flyers:

1. The Capital Improvement Planning that Cher has already hi-lighted.
2. Another flyer is for zoom training

32:40

Q/A1: Angella Sears 301 Redwood: When you do an inspection, do you make notes of homes that are in severe disrepair that might endanger our members? Helen response was yes; we do. For example there are a couple of homes in the park with tarps on the roof, one home is in probate and no work can be done on it till its clears, there is another one that the homeowner is looking into some form of a grant and has had a roofing company give her a quote. If we see something we make a note of it and find out what is going on.

Q/A2: Judy Stickney, 179 Redwood. If you are still working on trees, I have one that is close to my home and would like someone to look at it. Joe responded we will look at next week when the tree guy comes.

Q/A3: Donna Odde Joe if you know there are trees that should come down in the near future we can always increase, to membership the budget to accommodate all those trees. It might mean a rent increase but come back with a number. Joe commented he has already had a talk with him and after this winter when the snow is gone, we are going to walk around and look at each lot.

Q/A4: Helen, 251 Redwood on the tree issue, it will now fall into three categories. Now we have the trees that need to come down and the emergency. The third would be the walk around evaluation on trees that should have come down two or three years ago. That we normally do not see. Joe, we found one tree on Pine Ridge that we call a widow maker, it's busted halfway up. It's coming down and that is on Tuesday's list.

Q/A5: Angella Sears, in the minutes of months ago that was a comment from Janet about when are we going to put up do not park signs on the corners. I do not see any other discussion regarding that except for her questions. Response: After discussion back and forth, Joe on the width of the road with the paving guy and emergency issues and Helen stated that it should have been tabled for follow-up and the board will address it again and add it to follow-up until resolved.

Q/A6: Holly Stewart, 55 Chestnut Circle. Now that you have accepted the director at large position, can you update the list of directors of the current board and place it in the mail house?

When I came to the Special Meeting last week, I was surprised to see who was on board. Helen said the last one posted was July 17, 2025. There is also one updated on our website and there is one on the table when you come to sign into a meeting.

Q/A7: Holly, something that came out of the special meeting was the workshops and what that time is used? Maybe a summary of what was discussed so that we understand what the board's working on in the background. Because we sit here listening to your reports, they're very thorough, but some of the details, I am like oh what's that for. I do not know the background of things because you have had a more in-depth conversation. Donna Odde response, you make a good point. The workshops do not have minutes, because they're really preparation for the big meeting. So that is something we can look at to capture discussion without taking up a lot of space and report it to the monthly meeting, Helen responded we a recap of the workshop on our board thread if someone was not at the workshop. We could do a similar recap for the month as there are three weeks before the next meeting. At least it would give you an idea of what was discussed. Exception. Donna, stated exception of anything that we are holding in confidence through which we are working.

Johanna noted that she has never been to one of our workshops, however we have been really clear that we can not conduct business there. They prep, prepare and educate themselves to be ready for the meetings. If they do have to make a decision of a meeting, they document by a vote out of meeting and present it in the monthly board meeting which places it in the public records.

Helen, counting anymore questions, 1,2,3. I make a motion that we adjourn. Second both by Anita and Richard. Meeting adjourned at 7:27pm.

Summary/Outline: Focused on reviewing financial statements maintenance updates, addressing open board position. Key decisions included accepting the June meeting minutes and financial statement, appointing James Stewart as Director at Large, moving forward with energy efficiency programs. The board also discussed solar grant uncertainties, maintenance concerns, parking regulations and the need for improved communication.

Outline:

1. Acceptance of Minutes
2. Treasurers Report
3. Maintenance Report
4. Open Board Position
5. Solar Grant Update
6. Tree maintenance and safety
7. Board Communication

Respectfully Submitted

Helen Bridges-Hamlin
FHC Secretary

Accepted into Record 9-11-25