

Freedom Hill Cooperative, Inc

Accepted January 9, 2025

December 12, 2024

Board of Directors Monthly Meeting

Call to order at 6:30pm

Salute to the Flag

The Code of Conduct will be in effect.

Board Members in attendance: Joe Keuenhoff, Cher Keuenhoff, Adam Bergeron, Helen Bridges-Hamlin, Tara Campbell, James Kenney, Richard Audet, Donna Odde

Membership: Tasha Soucy, Lisa Blanchard, Doreen Scovil, Larry Tasker, Karen Kenney, Holly Stewart, Donna Halle, David Horn, David Zargas, Annette Kowalczyk, Terri Moore, David Chasse

Guest: None

Secretary Report: Helen Bridges-Hamlin: Acceptance of November 14, 2024, minutes with one correction: Motion to accept by James Kenney, second by Tara Campbell, all in favor.

Financials and Treasurer's Report: Donna Odde: The Finance Committee met on December 7, 2024, after the board workshop. Donna Odde and Cher Keuenhoff were in attendance.

Reviewed October Financial Statement; (1) First month Revenue \$1041.49 above Projection. (2) Expenses exceed monthly projection by \$12,691, due to two invoices received from United Tree Service for tree cutting.

Also noted:

- Hodges looked at the chart of account.
- Joe looking into trees for spring.
- Two invoices for two tanks of water \$3,000. There were four tanks delivered.
- Labor \$8900 for Aquamen on water includes parts and a water leak under a home
- CIP will need some history, will be reviewing.
- Hodges has aligned most of the general ledger codes to budget (Committee will review).

Present both September 30, 2024, and October 31, 2024, financials. Motion to accept by James Kenney, second by Tara Campbell, all in favor.

Maintenance Report: Joseph Keuenhoff

1. Thank you, Lynne Michaud, for donating some snacks to volunteers.
2. The price of LP gas has gone down from \$2.99.9/gal to \$1.99.9/gal.
3. I have 40 sample water bottles coming from Aquamen for lead and copper testing. There will be no charge for the test. I will collect them and get them to Aquamen for the test results.
4. The research on the abandon well #5 is done. Its status is unusable. It can be used IF an EMERGENCY well is needed. It is not recommended to put in service, as it draws from the same point as well #6. To put well in service all steps need to be done with the state.
5. The ford truck went to Grappone for service. It needed a failed exhaust sensor replaced, and several wire connections needed repair. Not under warranty.
6. The last phase of painting is close to being done at the maintenance building.
7. Tree cutting by the volunteers is still an ongoing issue.

8. Eight skunks have been trapped and relocated to another part of town.
9. Felix septic will be checking a leach field. Water has been discovered leaking in that area.
10. Still researching the idea of the diesel fuel tank.

New Reports

CIP – Cher Keuenhoff

1. Still reviewing data, getting history (as Donna mentioned), and reviewing maps.

Vice President: Adam Bergeron

1. The camera at the mail house is operational.
2. James and I checking under the homes for any water leaks.
3. Will be doing trees Saturday.
4. Art will be checking on camera issues at the maintenance shed.

President: James Kenney

New and Old Business

New: None

Old Business

1. Three homes have closed: 95 Redwood, 228 Redwood and 45 Chestnut. Two of the new members are sitting in membership (welcome David Chasse and David Horn)
2. Speeding issue: Police are involved, public safety issue.

Business Conducted outside of meeting: None

Open Forum

- Q1. David at 81 Pine Ridge: Thank you to all the volunteers that are plowing. Is there anyway after the storms that the driveway snowbanks can be plowed out?
- A. Joe, just call, and we can put you on the list, we have others we do it for. Holly Stewart volunteered to be a driver.
- Q2. Donna, 183 Redwood: on checking under homes, all homes? I also have tree issues, about 4-5 that are pine trees.
- A. Adam, all homes will be checked, and I am collecting a list. On the tree issue Joe and I will check it out.
- Q3. Terri, 106 Pine Ridge. Have a branch/tree issue and a possible septic issue.
- A. Adam and Joe will look into these.
- Q4. Annette at 171 Pine Ridge. Is Hodges adding line items?
- A. Donna, Yes Hodges looking into this

- Q5. Annette at 171 Pine Ridge. Looking at financial reports that have been posted and a budget comparison, the amount paid to Bank NH, CLF, Mortgage, and percent paid is not what was budgeted.
- A. Donna, I will review this
- Q6. Donna Halle at 183 Redwood. Why were the decorations at the mail house removed?
- A. Donna Odde. There was an area of concern by a member and the BOD did not approve of the expense.
- Q7. Donna Halle's response. There are 148 homes in the park, they should have a say.
Doreen Scovil 8 Dogwood. There have always been decorations, no expenses involved and out of individual pockets, no one individual should have caused this decision made by the BOD.
- A. Donna Odde. This could be put on the Agenda for the September annual meeting and have a membership vote. We could also look into a social committee.
- Q8. Doreen, that's in September, what about now?
- A. Donna Odde: As long as it's seasonal and does not identify a holiday. The BOD acknowledged the concerns of membership and thanked them.
Large discussion back and forth. Solution, the board will review.
- Q9. Tasha Soucy at 87 Redwood. Communication and notification issues. Areas to look into are call system, text alert system and Caliber. She noted Hodges uses the Caliber system.
- A. Donna Odde noted she will contact Hodges and look into it.
- Q10. David Chasse at 228 Redwood, noted he did hear about his building application.
- A. Joe noted the application was approved.

James asked any more questions. None

Motion to adjourn by James Kenney and second by Donna Odde, all in favor. Meeting Adjourned at 7:30pm

Respectfully submitted

Helen Bridges-Hamlin, FHC Secretary