

Freedom Hill Cooperative, Inc

Accepted by Members Sept 20,2025

July 17, 2025

Accepted into record at the annual meeting

Board of Directors Special Meeting

Meeting 1 – Petitioned by Tara Campbell

Meeting 2 – Special Meeting called by FHC Board of Directors

Called to order at 6:44pm

This meeting will be recorded by FHC and is the only official recording. No personal recording allowed.

Sign in Members and Guest

Code of Conduct will be in effect

Salute to the Flag

Board of Directors in attendance: Anita Wise, Janet Verville-Clough, Helen Bridges-Hamlin, Donna Odde, Joseph Keuenhoff, Cher Keuenhoff, Richard Audet, Tara Campbell (8 seats present)

Membership: Total 46 see last page

Guest: (Robert Shepard, Attorney for Freedom Hill Cooperative,) Laurie Regan, Adison Campbell

Chair (President, Anita Wise) Thanked all for coming noted the code of conduct will be in effect and read it to the membership, Noted there are two sergeant at arms that can hand you the microphone if you are unable to come to the stand. Questions will be limited to 3 minutes, please give your name and address once acknowledge by the president. This is a special meeting that was called by Tara Campbell, and I am going to give her 15 minutes.

Meeting 1 – Petition by Tara Campbell: Tara introduced herself, explained she has one of those ADHD minds and medical conditioned that she suffered last year. Put things in different order in her brain, different words sentences so I noted a few things down. I'm a good mom, and I had a good career until I lost my ability to work probably, etc. Tara explained her motivation for initiating the special meeting, citing concerns about board actions and transparency. She mentioned:

- The board removed me from the board, not following the by-laws
- The board withheld requested documentation
- One of our by-laws were amended, without membership approval
- The petition I sent around stated many issues
- Making decisions in workshops
- Financial mismanagement
- Misuse of corporate funds
- Loss of records

Tara also noted this all started when my family became behind on our rent, we were in the rears, and I was no longer a member in good standing. She noted she was shown the two documents (after the board agreed to let Helen) that removed her from the board. Stating the eviction process and the removal.

Tara was interrupted by President, Anita Wise saying I am going to give you the 15 minutes, but the only thing you requested out of your petition was to have Helen Hamlin Removed. Tara would not listen, and

continued talking about board actions, workshops, meetings and submitted a formal objection to the board. Tara accused the board of misconduct, retaliation, withholding records, misuse of power and unethical violence and submitted it to the board, boards attorney and Johanna Beechy (Roc NH). **Tara finishes.**

President Anita Wise asked if there was anyone on the board that would like to address the boards response? Donna Odde spoke up to address for the board.

Donna Odde: I will address the board's response. Some of what Tara has presented to you is in the ballpark of being right. Over the years, the board has struggled to do some things consistently because board members change every year. Tara sat with the board that was elected in September for six months and never raised a question about concern of how things were handled.

I raised questions a lot and got called the nitpicker a lot, but those questions were raised and resolved with the board. So, from the board's perspective, for those of us who have been sitting there since October, the information that has been presented in the last month and a half is the first time it's been brought forward to us by Tara. At no point in time were any of the by-law's processes questioned, challenged. In respect to privacy, Tara did say that she received an eviction notice.

There are two reasons in this co-op why you can receive an eviction notice. One, failure to pay your rent or for violation of park rules. This board patiently waited to find a way to resolve one of those issues. Six months later, we looked at the bylaws and said, if someone is not in good standing, they're not a member and cannot serve on the board. So, we implemented that section. With the guidance of ROC-NH, who was our technical trainer, they helped us to see that there was another part of that by-law that needed to be implemented mainly to bring the issue to membership to come to membership with a reason we were requesting that. We immediately contacted Bob, learned that we had taken incorrect action. We didn't fulfill the whole action; Tara was immediately reinstated to her position. The person who had stepped up to fill that open position very graciously resigned, and Tara was welcomed back on the board. At that point in time. So, on March 6, the board acted outside of a formal meeting we were within our rights, and per ROC-NH that provides us with our compliance information. We are allowed to conduct business outside of a meeting as long as there is documentation to show that the action was taken. That action was published, I believe in the April or May minutes I'm not sure which, but we made that public. So, when one's reading the by-laws it's very difficult. We called Bob (our attorney) because Bob represents the corporation, not the board, but the corporation. So, at that point in time we had no choice, after a long grace period, a grace period that is not afforded to anybody else, following the required state notification process, we did what we thought was in the best interest of the corporation. We're very, it's regretful that it had to happen, but it had to happen. What has happened since has been a downright attack on board. Twisted facts, information taken outside the context of our confidential workshops, shared with membership. So, we will get to that afterward. But we want you to understand that what we did to remove Tara from the board was what we would have done to anybody who was not in good standing. Is there anybody else that has a question? We don't have a question.

Anita (President) There needs to be a motion for some kind of action. Tara needs to put that motion on the table to remove Helen.

Tara Campbell, 319 Redwood Road, I officially make a motion to remove Helen Bridges-Hamlin from the secretary position on board. Seconded by Shelly Lake.

Anita (President) Now do we have a discussion of the motion?

Donna Rollins 34 Willow Terrace: Not able to give a member any written paper, minutes, finances, and not including personal information or information. Why did Helen not do that and not be able to give a

copy of what Tara requested? Anita Wise, President of 173 Redwood, the reason that Helen did not have some of the documents is they are not in the office. We have gone through them inside and outside. Everybody's files that she mentioned that she wanted are not there. She also notes that when she came on board there was nothing in her file. The April and May minutes were not officially approved. Those minutes that she wanted were in our meeting that she read and approved as a board member, as a sitting board member in one of our workshops. Note: Discussion back and forth on missing documents in the office from past boards.

Tara, I just wanted to make a statement if documents and whatever went missing seven years ago why haven't boards from the past tried to recreate it or at least let membership know.

Helen Bridges-Hamlin 251 Redwood. OK, Tara, I am going to respond to your comment. I was told not to say anything, but I am going to now, because I do not like my name dragged into the mud. First, you were on board in the past and you didn't clean it up when you were there, you had plenty of time.

Now, First, I'm going to respond to the petition only that she did, nothing else. Tara sidestepped on the petition for me. Not all off the other stuff that she's talking about because that goes into a subject on meeting two. The subject of meeting one is to remove me. And this is what was said in her documentation that she (Tara) sent out:

1. Secretary Bridges-Hamlin has repeatedly failed to comply with document requests from both members and fellow board members, including April minutes when the director that was unlawfully removed publicly announced board misconduct, this violates secretary's responsibility. **Response:** Tara asked for a copy of the April minutes that were not done yet that she took notes from the open forum. When the April minutes were ready, she sat right at the board with us and critiqued the minutes to make sure they were correct. So, she got acknowledgement on April minutes. So that number one is a FALSE statement.
2. When asked why documents had not been delivered three weeks after the initial request, Helen publicly deflected responsibilities stating that request impedes cooperative business and I do not report to you. **Response:** First, I did not publicly say that. That was in the board group text, which now is a violation of confidentiality. Did I say I do not report to you, yes, I did. I do not report here, I report to the board, the board reports to the membership. Board members do not deal with one on one. You have a problem take it to the board, the board discusses it, they take it to membership, and that's when I told her to follow chain of command. I asked her to stay off the thread as she was impeding business. She kept going on minute after minute and Joe could not get any work done because the phone kept beeping. That is number two and a false statement.
3. Her continued refusal to comply, failure to uphold transparency, and public dismissal of lawful requests. **Response:** First, one thing she asked for was a petition back in 2028-2019 for Jen. There are no records, there are no minutes. I even contacted Maria at Hodges to see if minutes, anything sent to Hodges, she had no records of them whatsoever for those special minutes. My name is not David Copperfield; I cannot produce documentation I cannot find.
4. As this matter involves clear and ongoing noncompliance, it will be presented to the membership as a motion for immediate vote of removal at the Special Meeting. **Response:** I say NO, because I did nothing wrong. I only thing I withheld from her was two decisions that I was not comfortable handling out without approval. I contacted the board, and they said yes. I had the board sign off a document stating everyone approved that she could look at. After a workshop she had it, and I told her she could not take them, but she looked at them and she studied them for about 15 minutes. I asked her to sign the document stating she saw them, and she refused to. Guess what, two days later out on a social network called Freedom Hill Next Door, all the information that she saw on those two things were published right there. So, you want to talk about confidentiality you got the wrong person, you are looking at the wrong person, you should

be looking at the person that did this petition because her words are not accurate. She twists them and she breaks confidentiality. She knows how to put the verbs, nouns and the adjectives. In the correct position. You guys really need to think this through. And I am done. Thank You

Discussion. Question was asked, Madam President is the green light on. Response was Yes.

Angela Condom, 3 Chestnut Circle. Tara, I do appreciate you bringing it to us, unfortunately, I do, my belief in the argument going back and forth between stuff that we should not be arguing about, and if they do not have the proper paperwork, it's the whole board's fault, it's not just Helen and I don't feel we should just take one board member off.

Janet Verville-Clough: Missing documentation: There are many years of missing documentation from when it first became a co-op. Most of the presidents left things at their homes. I would also like to let you know Anita and I adopted this. We were not on board when all of this happened.

Tara, continuing with, the April minutes, requesting for sign-in sheets, for all board workshops meeting, because we are still using sign-in sheets today, we have two people on the board in the same household they tried to do amend the bylaw to allow both of them to vote on board issues, copy of documentation of the two people asked to be removed from my petition, someone else in her position.

Anita, thank you, now I am going to make one clarification. There are nine positions on board. Per ROC-NH all nine positions have a vote on the board. ROC-NH clarified that they did not need any kind of amendment to the by-laws. When it comes to membership meetings, ONE vote per household.

Annette, 171 Pine Ridge. I served on board for a year and during that year it was covid. So, all the evictions were suspended because we were not evicting Covid. However, I do know that Hodges, the property management company, is responsible to do the evictions. So, my question to the board is, what are those processes and were those processes followed?

Donna Odde response on eviction process: The process is outlined by Hodges, governed by State Law. Our bylaws say your rent is due on the first of the month. You have a seven-day grace period. Your rent must be in Hodges' box by 7pm on the 7th day, 4:30 at the latest if it's a Friday. Hodges records and deposits all those checks. They take a look; they send the board a summary of who has been paid on time. Those who have not paid on time receive what's called a statement of account. It's a letter saying your payment has not been remitted. Please do so in the next 10 days or reach out and make a payment arrangement with the board. At the end of that 10-day period, they are then served what is called a demand for payment and eviction notice. It's the first of the required documents. They get that notice delivered to their home. They have 30 days to cure whatever's past due. At the end of that 30-day period, they're issued another DNA. At which point that makes them 60 days behind. The board then can do one of two things. We can take a vote to initiate the legal eviction process either at 60 days or 90 days. When that vote is made and there have been votes over the years, we notify Hodges. Hodges prepares the paperboard and sends it to Bob (our attorney), and he files it with the court. Then that homeowner is served by the court and needs to show up at court. They can, until the hearing at the court, you can pay what you owe. If you pay what you owe, it ends. If you do not pay, the judge tries to have you work something out with the cooperative or with Bob for a payment plan. If you fail to meet that payment plan, the court can immediately evict you, give you 30 days to vacate your property and you lose the house. Sometimes this board, we are guilty of compassion we understand that people have hard times. So, in this case 90 days came and went.

Marlene, 247 Redwood. We need to vote; I do not want to be here all night. Anita response, thank you we will get to vote in a minute, we have a couple more people who have things to say.

Donna Rollins, understand you do not want your name dragged through the water. I understand that because back in October 2022 there was personal information given out on me and it was not recorded. and not put in the minutes. Response: Helen 251 Redwood. You said 2022 right. I was not on board in 2022, and I was not responsible for the minutes. I came on board in 2023.

Richard, 99 Pine Ridge. I just want to say, our board, especially people like Anita, Janet, Donna, Joe, and Helen, work very hard for us, very hard and thank you. Anita, thank you Richard.

Anita, the question, the motion has been made to remove Helen Bridges-Hamlin from Secretary from the board, this was done by Tara Campbell and seconded by Shelly Lake. I am going to ask the Sargent at arms to come up and get the ballots. Everyone with a card please hold it up and the Sargent at Arms will give you a ticket, a vote for ballot. One household, one vote. Anita explained the process on the ballot. Yes, to stay, no to remove and write abstain if you are not sure.

Will the Sargent of Arms collect the ballots, and I need two volunteers from the membership to count the ballots. Jake and Shelly. Bob Shepard, Attorney, will oversee the count.

Results: There were 44 ballots cast: 38 Not to remove, 3 to remove and 3 abstain. Helen is staying on board. Thank You.

MEETING TWO

President, Anita Wise: Now we are going to move to subject two. The Board of Directors have voted to remove Tara Campbell from the Director at Large seat and request the membership remove her from the board and she is not allowed to hold a seat on the board of directors ever again, unless membership changes that.

Anita: The board of directors have voted to remove Tara Campbell for the actual motion. The motion itself is that the majority of the FHC board of directors makes a motion to remove Tara Campbell from the FHC Board of Directors and not to be allowed to serve on any future boards for the following reasons. Hindering the effective operation of Freedom Hill Cooperative bylaw 8:13. Communicating misinformation to cooperative members and the public via social media. Breaking confidentiality by communicating parts of confidential board workshops discussions.

Donna O, Tara failed to bring concerns to the board after her letter of May 16, 2025, asking her to join us at the next workshop from interim president, Adam Bergeron. She was contacted by Adam to come to the shed and discuss any questions she may have. Tara's recent activity of false allegations through social media, i.e., we made changes to the bylaws without membership consent, no change was made. Clarification was updated by ROC-NH guidance. Tara did not understand the procedures explained by ROC-NH and the board expresses a vote of no confidence in Tara. Anyone second the motion? I will second it, by Joe Keuenhoff. 82 Chestnut Circle. Now is there any discussion?

Annette Kowalczyk 171 Pine Ridge. You may not be able to tell me the confidentiality, was Tara in good standing? Donna Odde replied Tara is in good standing at the moment. Tara returned to good standing on March 17th when paid it in full., but our petition has nothing to do with her status of good standing, it's a behavioral issue.

My follow-up question is, Tara, are you attending the meetings? Tara, yes, the last meeting I attended was June 17th, it was a three plus hour long workshop. I was asked by Anita if I was going to proceed with the petition and I said yes, she then passed around a motion or whatever that she had already typed up. Anita: I am going to clarify Tara's statement. She said I was passing a paper around. I am a proactive person, and I had talked to the board, and I knew what they were feeling,

Donna O: recalled that Tara left the meeting before Anita presented the motion.

Kelsie Scribner, 90 Redwood: When you asked Tara if she was going through with the petition and she said yes, at that point you started to pass that around. Isn't that retaliation? Anita: No let me explain, we discussed this in the three hours and when we started to discuss Tara, I told her, Tara this may be difficult for you, but we need to discuss it .We discussed the removal of you from the board, and she was present and she left the meeting before it was finished and we continued on with our workshop, and we did vote her off and then we signed the petition up and vote outside of meeting. So, she was there, and it was something the board had to talk about.

A member asked about minutes of the meeting when the board voted to remove Tara from the board.

Donna Odde responds, "No, it's a workshop, so there are no minutes.

Anita: The motion has been made to remove Tara Campbell from the board, second and discussed. She explained the same process as in meeting one, one household vote, on the ballot, yes to stay, no to remove and write in abstain if you are not sure.

I need two volunteers, and Bob Shepard will oversee and verify the ballot counts.

Anita, before everyone gets out of here, I'm going to say this before I give the results of outcome of the vote. If you all want to know what's going on come to the monthly meetings. So please, if you want to be informed, you want to know what's going on, you have questions. Come to the monthly meetings so you can be informed and get the information and do not get blindsided by special meetings or a letter that nobody knows about.

The ballot/ vote results: There were 43 ballots. Two (2) abstained, 15 to stay, and 26 to remove. So, Tara is no longer on the board. That opens our director-at-large position.

Anita: Thank you very much everyone for coming tonight.

Meeting adjourned at 8:32pm.

Members attended: Amelia Gilbeault, Phil Poehler, Dorothy Dubuc, Richard Goldschmidt, Larry Tasker, Kathleen Mayer, Annette Kowalczyk, Edward Theriault, Angenette Condon, Pat Whittemore, Nathan Warren, Michael McCarthy, Susan Goguen, Holly Stewart, Nancy Paul, Donna Rollins, Doreen Scovil, Diane Miller, Kelsie Scribner, Mathew & Kayla Moses, Richard Webb, Shirley Chamberlin, Adam Bergeron, Shelly Lake, Perry Wise, Diane Bokum, Judith Stickney, Donna Halle, Roger Rivet, Lynne Riel, Paul Auprey, Jake Edwards, Katrina Riel, James Stewart, Marlene Martell, Lynne Michard, Tammie Willis, Linda Stansfield, Angella Sears

Summary

The meeting addressed concerns about board transparency, alleged bylaws, and the removal of a board member, with members calling for greater accountability and access to records. The meeting also focused on motions to remove board members Helen Bridges-Hamlin and Tara Campbell, with extensive discussion about missing documentation, board conduct, procedural transparency, and voting procedures. The motion to remove Helen Bridges-Hamlin as Secretary failed, while the motion to remove Tara Campbell as Director-at-Large passed.

Outline of Meeting:

1. Meeting Procedures and Code of Conduct
 2. Introduction and Purpose of Special Meeting
 3. Allegations of Board Misconduct and Bylaw Violations
 4. Transparency and access to Records
 5. Response to Allegations
 6. Board Conduct and Code of Conduct Concerns
 7. Issues with Documentation and record keeping
 8. Defense and Clarification by Helen Bridges-Hamlin
 9. Broader Board and Membership Perspectives
 10. Voting Rights and Bylaw Amendments
 11. Eviction Process and Board Procedures
 12. Call for vote and meeting closure
 13. Motion to Remove Helen Bridges-Hamlin as Secretary
 14. Motion to Remove Tara Campbell as Director-at-Large
 15. Board Transparency, Meeting minutes
 16. Meeting Adjournment
- End

Respectfully Submitted

Helen Bridges-Hamlin
FHC Board Secretary

FHC BOD Special Meeting Minutes July 17, 2025,