

FREEDOM HILL COOPERATIVE, INC

Board of Directors Special Meeting Minutes

**May 6, 2023**

Directors present: President Janet Verville-Clough, Vice President Anita Wise, Treasurer Donna Odde, Assistant Treasurer Richard Goldschmidt, Maintenance Director Joe Keuenhoff, Director at-Large Louis Smith, Direct-at-Large James Kinney

Members in Attendance:

40 households represented and 1 Guest

Meeting called to order by Board President Janet Verville-Clough at 10:30 a.m. Salute to the flag. Code of conduct was in effect during the meeting.

Outline of Open Forum expectations provided by President Janet Verville-Clough. An overview of the 3 items up for discussion was communicated.

1. Generator for the Shed – reasons for purchase as provided in the packet provided to membership prior to this special meeting.
2. Well Fire Alarm
3. Shed garage door openers

Information provided by Joe Keuenhoff on each item.

1. Estimate of \$300,000 in Equipment to lose if we suffered a fire. The turn-around for replacement if needed would be long. With Heat & Smoke Detectors the Fire Alarms would send a signal to the service monitors and they will in turn notify the Fire Dept. Getting temporary water is a large undertaking with the state needing to test and getting approvals. Possibly take a year before the water would be up and running again. Joe Keuenhoff explained that the existing smoke alarms don't send a signal to the fire dept. Someone would have to hear them and call.
2. Generator needed for multiple reasons.
  1. Can be used for housing if any member needed due to power outage, no matter the season.
  2. Would be able to work in shed even if no power. Unable to now since it would be pitch black and would be too cold unless the system is running.

Financial Overview provided by Treasurer Donna Odde. The BOD has been reviewing these items for a few months.

1. No impact on the current rent amount. The BOD is proposing the money for the 3 items comes from the proceeds from the sale of 19 Chestnut which is approximately \$70,000.
2. The 3 purchases total about \$35,000 which would leave another \$35,000 on the books. Reiteration on the need for the 3 items. Members are getting older and may prefer to protect their investments as being one of the reasons to incorporate these 3 items in the park.

**Quotes provided by BOD:**

NH Generators Installers for \$11,000 (Emails would be sent to Janet and Joe and then transferred to replacement BOD members when the time is appropriate.)

ADT – Fire Alarms along with Daniel Electric for \$12,000

## Overhead Door for \$12,000

**Motion** from Donna Odde to accept the 3 items as previously called out in the package members received prior to this meeting. Seconded by Linda Stansfield (291 Redwood). The floor was opened for discussion:

- Angela Sears (301 Redwood): Is there no current alarm in the shed? Shouldn't insurance require one?
- Annette Kowalczyk (171 Pine Ridge): It is not required, just suggested to have alarms.
- Amelia Gibeault (3 Elm Place) asked if there was a service charge
- Donna Rollins (34 Willow) asked about:
  - proceeds if costs...?
  - Distribution of minutes showing sale of 19 Chestnut house
  - Wanted to know if membership was asked about choice of what to do with proceeds
- Donna Odde (31 Willow Terrace) Is there an impact on the insurance premium if we add an alarm?
- Annette Kowalczyk (171 Pine Ridge): Savings of \$12,000.
- Donna Odde (31 Willow Terrace) gave amounts of accounts of monthly minutes. Continued to ask about motion.
- Larry Tasker (121 Pine Ridge) asked if sprinkler system is included in the alarm up for motion.
- Joe Keuenhoff (82 Chestnut Circle) answered No.
- Larry Tasker (121 Pine Ridge) continued to say that mean as the building would still be an issue without the sprinkler system.
- Angela Sears (301 Redwood) Referred to the amounts Donna Odde presented.
  - Requested to rewrite the motion to say Not to Exceed.
  - Donna Odde stated there would be an amendment to include NTE.
- Kayla Moses (99 Redwood) Why did the BOD go with ADT and not another service provider?
  - Janet Verville-Clough (141 Redwood Rd) stated that ADT has proven longevity of their service.
  - Joe Keuenhoff (82 Chestnut Circle) said others are through the internet versus ADT has a signal.
- Kayla Moses (99 Redwood) asked if we could add sprinklers.
- Joe Keuenhoff (82 Chestnut Circle) said that ADT only monitors. Kayla then asked if sprinklers could be something separate. Joe said the cost would be different.
- Annette Kowalczyk (171 Pine Ridge) Sprinkler is more money, system would need pressure and quantity, as well.
- James Kenney (160 Redwood) shared his recent experience by saying the cost would be close to 750K for the size shed because it's a dry system.

- Paul Briggs (131 Redwood) Tree issues should be a higher priority, concerned with the spending by the BOD.
- Donna Odde said the tree cutting is in the budget.
- Angela Sears (301 Redwood) said the 3 items shouldn't be lump together, they should be separated.
- Joe Gagnon (37 Chestnut) asked if a Pull Station was required on the Well. Noted that there isn't anyone around most times to hear alarm. Noted that a sprinkler would be an issue with nobody around and the Wells could run dry.
- John and Beverly Pietlicki (102 Pine Ridge) Thanked the BOD for the research, better to be safe rather than sorry.
- Donna Rollins (34 Willow Terrace) said we were never required to have alarms on the Well house in 2009.
- Beverly Pietlicki (102 Pine Ridge) asked what a Pull Station is. Many BOD members responded.

Annette Kowalczyk (171 Pine Ridge) shared that typically ordinances change all the time and things may be different now in response to Donna Rollins mention about alarm requirement.

- Donna Odde (31 Willow Terrace) stated that a Pull box is an additional \$25.
- Kathy Mayer (139 Pine Ridge) asked what the cost savings would be for adding Pull Stations.

Annette Kowalczyk and Donna Odde, both said it would have a 10% savings on the insurance.

- Patricia Goodwin (99 Pine Ridge) Asked if trees would be part of future talks (since it wasn't on the agenda for this special meeting.) There was confirmation from the board that trees are in ongoing discussions.

The question was called and the discussion closed.

Donna Odde (31 Willow Terrace) motioned for the \$35K vote with the addition of Not to Exceed. She stated that a YES vote means you approve of the purchases and NO means you disapprove of the purchase.

Glen Flint (27 Willow Terrace) mentioned again the Not to Exceed. Donna Odde stated up to and Not to Exceed the \$35K.

The motion was voted on. Hand count taken: YES – 30, NO – 6, Abstentions – 0

Donna Odde (31 Willow Terrace) stated the Motion Passed. She mentioned the other \$35K from the proceeds and welcomed ideas going into the budgeting process. She reminded everyone that members are the deciding unit. People can send their thoughts via emails or during meetings. An impact on the rent is always a possibility.

Anita Wise (173 Redwood) thanked Donna for providing the information to guide the discussion.

Donna Odde (31 Willow Terrace) let everyone know that the budget process starts in June and the board is looking for input from members.

Janet Verville-Clough (141 Redwood Rd) suggested maybe a Playground with the \$35k. Donna Odde mentioned there are a number of other possibilities.

Donna Odde (31 Willow Terrace) let people know there is a Capital Improvement Committee in place being chaired by Richard Golschmidt Assistant Treasurer. She welcomed people to come to meetings to make suggestions for the community's needs.

Patricia Goodwin (99 Pine Ridge) brought up trees again. Janet informed the members about the markings on the trees and Donna Odde said most are on a list already being prioritized.

Roger Rivet (187 Redwood) asked about Culvert issues. Janet Verville-Clough reminded him that this meeting has a particular agenda and culvert not on the agenda.

Janet Verville-Clough motioned to end the meeting. James Kenny seconded the motion.

The meeting was adjourned at 11am.

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SUBMITTED BY:  
Laurie Regan