

Freedom Hill Cooperative Inc

Accepted October 12<sup>th</sup>, 2023

11 Redwood Rd

Loudon NH 03307

September 14, 2023

Board of Directors Meeting

Called to order at 6:30 by Janet Verville-Clough president

Salute of flag

Members in attendance

Anita Wise, Janet Verville-Clough, Helen Hamlin, Angela Sears, Jan K, Richard Goldschmidt, Lisa

Blanchard, Art & Lynne Michard, Richard Audet, Roger Rivet, Joe Keuenhoff, Caryn & Matt Leclerc,

Donna Mailhot-Dornhof, Doreen Scovil, Jan S, Larry Tasker, Donna Odde, Aaron Gauvin. Guest Laurie Regan

Code of conduct in effect during the meeting

Secretary Report: Given by Anita Wise VP

Acceptance of July 2023 and August 2023 Minutes accepted as read.

Janet 1st- Joe 2nd July minutes accepted

Janet 1st -James 2nd August minutes accepted

Treasurers report: Richard Goldschmidt Assistant Treasurer

Richard reports, Janet let his wife know he does speak in our meetings. Richard reported: finances amount even, Int expenses down, Water maintenance up, Real estate taxes down and Septic pumping up.

Motion: Janet 1st Joe 2nd Report accepted

Maintenance Report: Joe Keuenhoff

Fire alarms in - well house & shed.

Perry Wise & James Stewart marking water shut off valves with white PVC pipe with blue caps.

Vice President: Anita Wise

Asked for volunteers to clean and organize the meeting room / kitchen. Angela Sears & Lynne Michaud volunteered.

Survey working on identifying the last few pins.

President Janet Verville Clough

143 Pine Ridge is on the market for \$150,000 cash until September 27th. If it is not sold by then. There will be an auction held September 28, 2023.

1 Maple Terrace is on the market for \$189,900

151 Pine Ridge just sold to Megan Corcoran

We've been preparing for the annual meeting

Just a reminder the Annual meeting is Saturday September 30, 2023 at 10:00 AM.

Coffee and Donuts from 9:30 to 10:00 am. The BOD will be there at 9:00am to get ready. If anyone would like to help setup, please be at the shed by 9:15 am.

At the July 13th meeting we talked about the speeding issue in the park. As membership holds the BOD responsible for controlling the speed. The BOD going to enforce stricter consequences. Being that Donna was not at the workshop when this was discussed; Donna Odde then made a motion to accept the changes in the enforcement of the speed. That notice was placed in the mail house on July 14th 2023. Please let your family and friends know this applies to them as well.

The notice needs to be changed, as we recently learned from the park attorney that the BOD needs to use the term expel or expulsion in the letter, we cannot use the words suspend or revoke and if a member were to be expelled, they would have to reapply for membership. They also have a right to a hearing.

We learned this after we sent letters to 3 members that had their membership suspended for speeding. A corrected letter needed to be sent using the word expelled rather than suspended. As you know this Board has strived to be transparent, to be fair to members and do everything legally. We do apologize for using the wrong terminology.

We have been using the terminology since I was elected president. Being that it was new to most of us, we followed the trend of the old board members letters.

I received a letter from a member requesting things be brought up.

Parking on both sides of the road makes it difficult and dangerous. The BOD has discussed regulating parking only on one side of the road. This will need research and ask for input from members.

Speeding - are members responsible for guests The answer is yes. You should let your visitors know about the speed and that it affects you personally.

Our Vendors have been called/ spoken to and if they continue to ignore them, they will not be allowed in the park.

Garbage- birds/ cats/ skunks/ wild animals get into trash put out in bags only. We are addressing that a rule change at the annual meeting. All trash in trash cans.

IS the mail house our communication center. Yes, the mail house is our communication center, with a colored flags system. We are also trying to get everyone's emails for those who have them.

It will be an updated communication avenue.

Pellets/ wood we are addressing this at the annual meeting.

Open Forum:

Sign for the Speed sign

Karen & Matt - they speak to their 16-year-old & his friends on a regular basis. Letting them know it is a serious matter.

Donna Odde states that it was rule change and we had no right to change the rule without membership approval.

Janet clarified it was not a rule change, it was intended as a consequence to speeding infraction - not a rule change. Donna made a motion to a rule change, and stated we had to give 90-day notice of a rule change. It was made clear again it was not a rule change. It was a consequence.

Angella Sears stated all members should be treat the same. BOD agreed and states we have been fair across the board.

Also, members asked if new members were made aware of the speed and their visitors were included in the possibility of rules violations. The answer is profound YES.

Richard asked about permanent speed bumps. A discussion was had.

Lisa asked about speeding FedEx/ ups/ Prime//School Bus! We informed members that numerous calls have been made and will continue to make them.

Recommend members make sure their delivery people know. Don't be afraid of letting them know the speed limit is 15 MPH.

Laurie - asking about the finance committee is still intact. The answer is yes; we have members that want to join and be active members.

Lisa - The backyard she was concerned about is still a mess and getting worse not better. The board is actively working on it.

Donna - Fall cleanup when will it be posted and who will be taking care of the common areas

Flag will go up as soon as the leaves have fallen, Richard Audet mows most of our common areas.

Art Michaud mows down by the flag pole.

Laurie brought up the minutes for the annual meeting and wanted to know if there was going to be a time limit on getting them back to the president. The answer is yes; one month.

No other questions.

- Motion made by Janet to adjourn James second meeting adjourned at 7:36 pm

Respectfully submitted by

Anita Wise