

Base Hill Cooperative

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Annual Membership Meeting Minutes

Date: September 29, 2007

Time: 9am -10:37am

Location: Keene Public Library-Kay Fox Meeting Room

Attendance: Board Members: Gerry Merrill, President; Donna Hallowell, Treasurer; Carl Cormier, Operations Manager; Cindy Connors, Secretary; and Pia Walsh, Assistant Treasurer
Members: Howard Minch, Terry Connors, David A. Smith, David Smith, Dawna Dadura, Nancy Cavanaugh, Gregory Sears, Tim and Angela Ahern, Katie Brulotte, Frank Grimes, Nancy Thompson, Jesse Hallowell, Donna LeBlanc, Rita Lindgren, Sharon Merrill, Jovanna Lindgren, and Scott and Marcia West.

Meeting started at 9:07am.

Gerry called meeting to order and read code of conduct.

Cindy Connors passes around a paper for each one person, per household, to sign. At this time, we had not yet made our quorum, so we went right to Secretary's report which consisted of accepting the minutes of the last membership meeting. Minutes could not be accepted by Co-op because we had not made our quorum.

Nominations were then taken from the floor. Tim Ahern was nominated by David Smith. Terry Connors nominated Ed Lindgren for Assistant Treasurer and Cindy Connors nominated Pia Walsh for Assistant Secretary.

The Treasurer's report is given by Donna Hallowell, Treasurer. Donna hands out a financial report to everyone in the room. Our checking account has \$27,093.80 in it and our reserve account has \$33,128.19 in it. This report was based from February, 2007 up until September, 2007. Dawna Dadura asks what the late charges were on the statement and Terry Connors tells her that they are late rent payment charges and are income. Donna Hallowell states that from now on, every co-op member will be receiving a monthly statement which will list any late charges accumulated. Unfortunately, this financial statement was received just 1 day prior to meeting so they couldn't be added to the packets handed out to each member 10 days before the

meeting. Gerry Merrill, President, adds that we couldn't add a proposed budget. The new Board of Directors will put together a proposed budget and present it at the next membership meeting, to be voted on.

Carl Cormier, Operations Manager, reports that we have encountered a sewage problem. We had to clean out the sewer, due to back up, out to route 9. Cost was \$10,664.50. Terry Connors will post pictures on the Base Hill website. Carl states that we need to vote on taking money out of the emergency fund to pay for this bill if or when we got a quorum. Carl reports that we have a \$21,000 water bill. We have had 2 broken lines that were fixed, but there was no way that they caused that size of a water bill. There has been a search for this leak, but hasn't yet been found. Howard Minch, Maintenance Chair, states that the city of Keene has lent us a meter reader for a week to help with our problem. If there is a problem with the meter, the city will replace it. Carl states that they have shut off areas of the park and read the meter. There is no water coming up and out of the ground to try to locate this leak. Howard states that he has walked all around the park, around each home and into the wooded areas, but couldn't find anything. However, there is a company that has a listening device that can come out here and listen for rushing of water. It would have to be done at night when there is less usage of water. Gerry states that the city isn't willing to admit that there is something wrong with the meter until we have thoroughly checked this park for leaks. Carl says that if we go and start playing with the shut off valves, we should replace them for they are old and we could have a problem if we can't shut them off again. He also states that we need to do some electrical work. There are some panels that need fixing and there is someone he knows that could do the work as long as it didn't require digging. The Board recognizes Dawna Dadura and she asks why we are not getting quotes from numerous people before we have work done. She is concern that we are only letting people we know do work needed around here and we seem to be having issues paying them. Gerry and Carl explain that in an emergency, we have to get who we can other wise, we do get quotes from numerous people and the Board votes on it before someone is hired for that particular job. Howard informs the co-op that he has taken care of all the old tires out in the field at no charge to the co-op. The Board thanks him.

The co-op begins the voting process due to the fact that we finally get a quorum. Cindy Connors, Secretary, introduces the nominees. For President is Gerry Merrill. For Vice President is Tim Ahern. For Treasurer is Yvon Brulotte. Assistant Treasurer is Ed Lindgren. For Secretary is Cindy Connors. Assistant Secretary is Pia Walsh and Operations is Howard Minch and Carl Cormier. Gerry states that Cindy will be calling people up to vote and only 1 vote per household. During the vote, Gerry says that we are in need of an ADHOC committee and looks for volunteers. He also mentions that we could use some help in other committees as well. To keep up with who is on what committee and to try to get some volunteers, Cindy passes a paper around for each person to write that information on. Jovanna Lindgren and Katie Brulotte are chosen for the counting of the votes.

Terry Connors, Membership Committee Chair, gives a short report on who has been approved and who has moved into the park. Craig McIntyre was accepted and would be moving an older mobile home into one of the available lots. Donna LeBlanc has been accepted and has bought 1 Imperial Drive.

Results were in and Cindy reads them. Gerry Merrill has won the position of President; Tim Ahern, Vice President; Yvon Brulotte, Treasurer; Ed Lindgren, Assistant Treasurer; Cindy Connors, Secretary; Pia Walsh, Assistant Secretary; and Carl Cormier, Operations Manager. Everyone claps and a motion to call meeting to end is granted.

Meeting adjourned at 10:37am.

Transcribed By Cindy L Connors
Secretary