

Base Hill Cooperative

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Regular Board Meeting Minutes

Date: September 26, 2008
Time: 6pm-7:30 PM
Location: 7 Anderson Avenue

Attendance: Gerry Merrill, President; Yvon Brulotte, Treasurer; Carl Cormier, Operations Manager; Tim Ahern, Vice President; Ed Lindgren, Assistant Treasurer; Chris Clasby, loan fund representative; Howard Minch, member;

Meeting started at 6:00pm.

Gerry called meeting to order.

Gerry has a rough draft of the packet to be passed out to each home in the Park. He passes it around for each Board member to look at it for any mistakes or what not. There is a short discussion about changing our annual membership meeting and elections to coincide with our fiscal tax year, January to December instead of October to September. A motion to this change will be brought up and voted on at the upcoming Annual Membership meeting. Members elected in October would extend until December, 2010. There is another discussion of shutting down the forum on our Base hill website due to improper content that has been posted.

Treasurer's Report

Yvon states that we have \$20,756 in our checking account, after monthly bills were paid. We have \$42,670.34 in our emergency fund. Yvon had to use \$4,150 of the emergency fund to pay Roto Rooter, which leaves \$39,380.65 in the account. Yvon paid \$3,700 towards our water/sewer bill, which left a balance of \$22,710.13. Since then, Yvon received another water/sewer bill at a cost of \$16,920.66, giving us a new balance of \$39,630.79. We used a total of 2,104 units of water, which was 783 units more than last quarter and a cost of \$6,150 more than the last quarterly bill.

Operations Report

Carl reports that he has 3 bids for plowing this winter. Robbie's is the lowest. Yvon makes motion to accept Robbie's bid and Tim seconds it. Carl had some trees taken down and there was a bill for that. There is a discussion about getting prior approval, on any bids for any work done in the park, by each Board member. Due to all the stress he has been under since he took over as Treasurer, Yvon announces that he will not be running again for Treasurer. Board thanks him for

his service and understands how difficult it is to do his job. He will, however, be willing to help out the new Treasurer that is elected. Carl says that when we had our water leak, that someone's valve, underneath their trailer wouldn't close and that he was having that replaced at the cost of the Park because we are responsible for it. He also states that Marilyn's yard was leveled at her cost of \$2,400 and she would like it fixed since we had to fix a water leak and we had to dig up her yard. Gerry reports that he received 6 different written complaints about water shut off without prior notice. So this wont happen again, the Board would develop a basic form for water shut-off notices. Gerry states that in the future when possible to give people prior notice when water is going to be shut off.

Howard enters and states that he took a walk out to the road leading to the sewer lines behind Anderson ave, and saw deep ruts along the path, and wants to know if we can block it off. Someone with a four-wheel drive has been driving out there, digging the road up. Carl will check this out. Carl asked about the decision about the phone system, and it has been put aside due to problems with the website. Gerry reads a letter from Linda Hagg. She wonders why here tree hasn't been trimmed and the drain hasn'te been put in. Carl says we need to do her whole driveway and build a little trough to re-route the water. Carl is getting bids for that. 10 Imperial Drive called, and they are worried about the power lines; they are tangled with dead tree limbs and such.

Gerry reads an official grievance against the Board. It has been reported on three separate occasions, there was a member of the Board spreading gossip about a member of the Park, namely talking about his or her finances and about getting an eviction notice to the said person. The Board needs to know who and when, so that they can approach this situation. This was mentioned at the previous meeting, and has been corrected. Gerry then reads the resignation of Pia Walsh from the Grievance committee and from her Ass't Secretary position.

New Business

There is a discussion about McIntire's driveway, but the Board needs to find the money. He will check with the emergency fund to get McIntire and Hagg's driveways done plus the electrical work. Yvon makes a motion to pay Rob \$708 for work to be done. Yvon decides to keep his printer/copier/scanner, and will pay the Coop back.

Carl makes a motion to go into Executive Session. Tim Seconds. Motion carried at 7:06 pm. Gerry makes a motion to come out of Executive Session. Tim Seconds. Motion is carried at some time later.

Board dates annual memgbership meeting for Oct 11. 10 – Noon. Next Board meeting will be at Oct 23, 6:00 pm. Carl makes a motion to adjourn. Gerry seconds. Meeting is adjourned at 7:30 Pm.

Secretary