

Base Hill Cooperative

180 Base Hill Road, Keene, NH 03431
(888)852-0339
www.base-hill.com

Regular Board Meeting Minutes

Date: April 24, 2008
Time: 6pm-
Location: 7 Anderson Avenue

Attendance: Gerry Merrill, President; Yvon Brulotte, Treasurer; Carl Cormier, Operations Manager; Tim Ahern, Vice President; Cindy Connors, Secretary; Ed Lindgren, Assistant Treasurer; Pia Walsh, Assistant Secretary; Chris Clasby, loan fund representative; Howard Minch, member; Ray Brewer, member.

Meeting started at 6:00pm.
Gerry called meeting to order.

Secretary's report

Cindy needs February and March minutes to be approved. Pia makes motion to accept. Yvon seconds. Motion carried to accept both minutes.

Treasurer's Report

Yvon states that we have 13,481 in checking after mortgages are paid. We have 39,219.67 in our emergency fund. He has paid 2,500 toward sewer and water bill, per agreement with the city. Total water bill is 41,038.08. We got 8,486.40 credit from city. That makes a balance of 28,051.68 for Water/Sewer. We're only budgeted for 7,100 per quarter for Water/Sewer, but we are spending 26,000 in 6 months for Water/Sewer.

Gerry states that the city is in no hurry to get the water bill paid in full, it is interest free, and as long as we are making efforts to pay the water bill off, per our agreement, the city will be patient. Pia asked about a temporary rent increase to pay off this bill. Gerry wants to wait and see if our water usage changes. Yvon says we need to stop running water all night during winter months, and is sending a notice with each person's monthly statement.

Yvon received an electricians bill and wonders why we have paid 5,229.96 for 47 – 49 Schult. There is a discussion about getting permits before building any new structure, and any carports larger than 240 square feet need permits.

Gerry met with city manager about what grant money was available. City will help with the grants. CDBG grants are 12,000 each. We could possibly get one for water/pipe replacement, and another for replacement of sewage lines. They only give the grants out in April and October, so its too late for April.

Grievance committee report

Pia states that there haven't been any Grievances. We do, however, have some concerns about extra roommates or borders. Gerry says we need to talk to each resident that has an extra border, and let them know there is a process to be officially accept4ed in the park. Pia and Cindy said they would handle that through the grievance committee.

Social Committee report

Cindy talks about a suggestion of a block party or a barbeque. A cookout was favored by the Board. The committee needs an approximate count on how many people will attend. The Coop will pay for the hamburgers and hot dogs, and have each household to bring a dish to share. Cindy will work with Pia on this. Cindy also mentions dating a park-wide yard sale.

New Business

Gerry wants to talk about creating a policy for committees and chairpersons. After some discussion, the board comes up with the new policy. "The Board will appoint the Committee Chairperson. The Chairperson will serve at the pleasure of the Board. The Chairperson will appoint his or her committee members. The committee member will serve at the pleasure of the Chairperson and the Board." Cindy makes motion to accept as written. Pia seconds. Motion carried, 6 – 0. Discussion about appointing a financial committee chair. Yvon is appointed by the Board. Motion carried 7 – 0.

Operations report

Carl says we had an electrical problem at 47 Schult. Wires were not up to code. When the electrician was working on 49 Schult, Carl had him bury some conduit, so the new trailer would be ready to set up. 47 Schult lost power, and an electrician had to be called on a Sunday. Electrician had to put in a new pedestal, and attach new wire to the trailer. Some trees were cut down and a few more will be taken care of later. Carl wants to bring the dumpsters in so we can have the spring cleanup. Carl and Yvon discussed the electricians bill, and figured out where the costs came from. Carl mentions that we do need to do some patch jobs in the roads. LuAnn and Marilyn's yards both need to be repaired, and a motion was carried to let Carl take care of that. Gerry makes motion to purchase a meter reader. Motion is carried. Gerry mentions that the play yard is becoming a dump, and Carl says he will have Robbie move the sand and such back towards the woods.

Open discussion

Ray Brewer mentions that each home needs to have workable heating tape and stop running water. He also mentions how to raise some funds for a playground. Howard why he can't speak during the meetings. The Board says that these meetings are for the Board. We make a motion to go into executive session.

Meeting adjourns at 7:45 pm.

Transcribed By Cindy L Connors
Secretary