

MINUTES FOR LEE OAK COOPERATIVE, INC.

Wed, Jun 21, 2023

604P Member Meeting began at 80 Michael Drive under the tent

Board: Lynne-President, Bill-Vice-President, Karen-Treasurer, *missing Scott-Operations Manager* and Elise McManus from ROC. To date Lee Oak CoOp is still looking for someone to volunteer to be Secretary

Members: Neil, Matt, Rich, Ron, Cheryl, Louis, Gretchen, Doug, Caren, Wayne, Justine, Victoria, Christine, Jose, and Rose.

Treasurer Report: Operating \$119,517.12, Petty Cash \$650, RE Tax \$14,146, SRF \$33,576.65, Capital Improvement \$50,576.78, and Priority Fund \$14,010.00.

GRANT: Bill, **VP**, working with Matt Stanley from ROC, together they completed the paperwork so Lee Oak now has its own UEI number (Government) and a Vendor number (State) to distinguish Lee Oak Grant monies from other Corporations. Lee Oak Board and members thank you for completing this project!! Now Bill is waiting for the ACH Enrollment Form in order to have all funds directly transferred to Grant. This will be completed by Jun 30th.

Scott Jackson, **Operations Manager:** has completed big pit cleanup, installed new septic at 140 Roberts. The septic tank failed at 200 and 202 Roberts, has not been addressed. He is working on snowplow bids.

New Well: Mon, Jun 12th, was turned on!! Dawson found one leak between the two tanks and fixed immediately (under warranty). Everyone should have sufficient water pressure now.

Old Well: our old well will be moved up the hill where our propane tank and generator are. It will be a shallow rock well with “new” old well being connected into New Well for both to receive necessary chemicals.

Fire Pits: Rules have changed fire pits to 3’ instead of 2’ as 2’ is very hard to find. Barrington Fire Chief approved.

Trees: Rich offered to research Tree Companies to finish the Tree project before bad weather. In the past, Lee Oak has worked with NPC3 (before they had a crane), Cedar Run, and NPC3 now with their crane. Cedar Run came into the Park and did a walkaround with Lynne. Originally Cedar Run gave Lee Oak a proposal of \$9,000 to take down approx. 8 trees and pickup 28 piles of branches. Lynne to email Cedar Run list to Rich.

At the meeting, members came up with Knowles, Burke, Urban Tree, and Mayer Tree. Rich offered to research these companies and any other company he can find in the area that deals with what we need done with our problem trees. We’ll still keep NPC3 and Cedar Run on our list.

Vacant Lot across from mailhouse: Rich has been to the Barrington Zoning Board meetings and Planning Board meetings in order to “create” this vacant lot active. The Town of Barrington calls Lee Oak a multifamily CoOp. As this lot has been vacant since this Plot Plan was created over fifty years ago, there is already systems in place for electricity, water, and a shared septic system with 16 Ambleside. This would be the last viable lot for Lee Oak CoOperative, Inc. Rich will attend the next Zoning Board Meeting on Jul 19, 2023 and the next Planning Board meeting on Aug 3, 2023.

Lee Oak Roads: Neil brought up an important item concerning our roads. As part of our Grant it includes new roads, there is already more traffic in the Park which could ruin our brand new roads quickly. How many trash companies come into the Park now? Again speed is still a huge problem, even with all the Caution Children Playing signs and Speed Limit signs all throughout the Park. With everyone buying online, Amazon trucks, UPS trucks, and other delivery trucks are constantly in the Park. Members say they use AWS, Browns, Melanson, Davis, and Beacon Waste.

We have many more children now and an older generation that is always out walking many with their dogs. Neil has offered to research trash company pricing for one company to pickup through the park or what it would cost for a dumpster.

Someone suggested temporary speed bumps as they’d have to be removed in inclement weather for the snowplow. The member mentioned SUR does this type of work.

SPEEDING: 4 friendly warnings have been issued and the next infraction will be a \$25 charge to Lee Oak CoOperative, Inc.

MOTORCYCLES: all motorcycles are to be registered with the Town of Barrington and NO REVVING of motor in the Park.

Dogs: REMINDER – when dogs are outside, they have to be leashed, whether in their own yard or out walking with Owner. Member is responsible for picking up after dog and discarding the waste properly. The Board is requesting a picture of each dog be given to the President. This way the proper Member will be cited for any problems.

Mailhouse: needs to basically be rebuilt, need shingles, paint, siding, and flooring. Falls under Shed approval.

Carports: Ron and Cheryl asked about having a carport. Please check the Amended Rules (in red) of the Community Rules and Regulations. These rules state the size requirements.

Board Members: Caren asked term length for Board Members. Two consecutive terms per our Community Rules. This year’s Annual Meeting will be voting on President, Vice-President, Secretary, and Treasurer.

ROCNH: Elise brought info regarding Zoom training for how to run a CoOp Park.

Monthly Meetings: The Board has made the decision to hold Zoom monthly meetings every two months from November to May. Elise has been kind enough to set these up for Lee Oak. It is our request, if Elise is willing, to keep scheduling our Zoom meetings for Nov, Jan, Mar, and May.

Motion to end meeting we didn't do a formal Motion, but ended at 740P.