



PHONE: 603-497-4440

FAX: 603-497-4880

WEB SITE: www.medvilcooperative.com

Established 2006

E-MAIL ADDRESS: medvil@comcast.net

Edition 173

April 2024

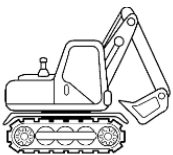
THE MEDVIL MESSENGER

COMING ATTRACTIONS

<p><i>6 April</i> <i>Yard Sale</i></p> 	<p><i>13 April</i> <i>Ham & Beans</i></p> 	<p><i>26 April</i> <i>Fish Fry</i></p> 
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SEE INSIDE FOR MORE INFORMATION!

FROM THE BOARD



OPERATIONS

Due to the extra cost of cleaning up the septic system tree removal with a brush hog, there was an increase in trees by about \$2500, which will make us short by about \$3000 in our ability to get most of the stumps that should be removed, especially with additional cost of getting the trunks down low enough to replace trees with new ones. An additional \$3000 was voted on by the board to be added to the budget to replace as few as nine and as many as 15 trees this spring, depending upon their availability.

As discussed at the last meeting, I will be setting

up a survey among the east side residents to replace all the front streetlights with the same light; there are currently no fewer than seven different styles out there. The total cost is about \$5300 to \$6000, depending upon the selection, and would be part of the next capital budget voted on in November. Stay tuned for more information.

Spring has arrived early, and carports and some yards are showing signs of needing attention. Please everyone, review the rules regarding your obligations for a well-kept property as we keep Medvil the standard for ROCs in NH and across the

country as we continue to get the highest prices for our homes when we sell. We have started picking up leaves and yard waste earlier than usual as spring weather has arrived earlier than usual. If snow stays away, the yard waste pickup will continue each week on Thursdays.

Lawn damage repair will start as the ground thaws and when we can be sure that new seed will take. If you are getting repair work for lawn damage, for the seed to take it will be critical that you water it on all non-rainy days for about 15 minutes for the first two weeks. That doesn't mean watering your entire lawn on the same schedule, please just hand water the area that's been repaired.



If you get a new tree this year, it is important to understand that watering regularly will be extremely important. These mature trees are very expensive and losing them is not an option. If a new tree shows up in your front yard, you will be given specific instructions for care; please follow the instructions carefully and if you have any questions, submit a work order.

The best way to communicate with maintenance is through work orders. Calling them directly is strictly forbidden. There are 450 to 475 residents living here in 301 homes and to protect our very productive maintenance staff it is important not to interrupt their day with phone calls. Work orders, either online or written (you can find them in the mailroom at DDC), are the best way for them to plan their day.

Loam and mulch will be available for sale again this year. The purchase hasn't been made yet, so the price will be forthcoming.

Kim Capen
Operations Director



GENERAL NOTICES

USED INK & TONER CARTRIDGES



Staples allows us to bring up to 20 used cartridges monthly for \$2 each. This is \$40/month we can use towards office supplies.

There was a great response so keep them coming!

If you, family or friends work for a company who discard their ink & toner cartridges, please ask them to save them for Medvil.

Just place them in the bin below the shelf to the left in the DDC mailroom.

INK CARTRIDGE FOR SALE

We have been donated an Epson T252XL black ink cartridge which expires 6/2025.

Contact Irene Gagne, Treasurer, at 603-622-1869 if you are interested in purchasing it for \$15.



MONDAY NIGHT CRIBBAGE CLUB

A reminder that the Monday night cribbage league starts on 4/1 for 20 weeks at PLC, with an awards banquet on

8/26. We are not playing on Memorial Day on 5/27. Cost is \$2/week. **Anyone interested in joining the group should contact Irene Gagne at 603-622-1869 by 3/15.** If you played last year or

have already signed up, please confirm you will be playing. If you decide not to play, please call. We are currently playing for fun and learning until the end of March.

YOU ARE INVITED TO HELP SENIOR DOGS

We've been thinking it's about time to offer our generous Medvil neighbors another opportunity to help some special somebodies who are facing challenges. So please see the flyer, included with this newsletter, about the wonderful **Senior and Hospice Dog Sanctuary** called "Old Dogs Go to Helen." They are a registered 501(c)3 with the state of New Hampshire and have been featured on *New Hampshire Chronicle*. Be on the lookout for a donation box at the DDC.

yard sale on 4/6/24. Please call Irene if you have anything to donate.

However, we do not take electronics, TV's, large appliances, furniture, or large exercise equipment.

Please do not place any items in the mail houses or the libraries.

Consignment Store – The consignment store accepted 33 items on 1/26 and so far, 28 items have sold. We will be doing another pick up/drop off on 3/22.

Ideas Needed – You don't have to be a committee member to give us suggestions for projects to use our funds for items that are good for the community. We also need suggestions and costs, etc. or ideas for a fundraiser.

Irene Gagne

COMMITTEE NEWS



Contact Irene Gagne at 603-622-1869

Committee Members--
We are a committee of

six as two resigned for health issues. We are looking for more members. Call Irene if you are interested in finding out about the committee.

Monthly Pool – The winner for 3/1 was Nancy Smagula for \$250. All numbers are being played with a guaranteed winner. There are four residents on the wait list but we would like to have more as we are already aware some numbers will be available for May. **Call Irene to place your name on the list.** It's only \$5/month and you can play more than one number.

Yard Sale – 4/6/2024 – We have been filling up the closet but we are accepting items for our next

EVENTS COMMITTEE



A Symphony of Flavors

*"Oh, the joy of a meal well made,
Where flavors dance and never fade.
A symphony of tastes so grand,
Crafted by an artisan's hand.
Sweet and sour, bitter, salty,
Complex notes that are never faulty.
Each bite, a moment to savor,
In every dish, a labor of love."
~ Dan Higgins, 2024*

Now that I have your attention, here's what's coming up from the Events Committee:

OMELET BREAKFAST, Saturday, March 30, 2024. Cost is \$10.00 / person, and \$5.00 for children under the age of 12. Fried eggs as well as scrambled eggs will be available for those who prefer not to have omelets. Time is 8:30 AM – 10:00 AM.



HAM & BEAN SUPPER, Saturday, April 13, 2024, 5:30 PM. Cost is \$7.00 / person.

FISH FRY, Friday, April 26, 5:00PM. Cost is \$12.00 person.

You must sign up ahead of time for each of these events. The Reception Office at the Donald Drive Clubhouse is open Monday – Friday, 10AM – 2PM. After hours, there is a sign-up sheet outside the office, which you can then complete and put it in the envelope, along with your check, and place the sealed envelope in the locked box just above the sign-up sheets.

All of these events are at the Donald Drive Clubhouse, Lower Level.

The Events Committee thanks you in advance for attending these, as well as all future events.

Karen Kirkpatrick



RESOURCE COMMITTEE

The Resource Committee Senior Discounts

informational packets helping seniors with

fuel and electric assistance, USDA program, various websites to check out, and much more are available at the Donald Dr Clubhouse mail room.

Dine Out Club: These resource packets contain the information and the application to join the Dine Out Club for anyone 60 and older. You DO NOT have to belong to the Meals on Wheels home delivery program. The Dine Out Club is a separate program. Enjoy a meal in a relaxed restaurant dining experience. The three restaurants participating in the Dine Out Club are The White Birch in Goffstown, Francoeur’s Cafe in Manchester (**only on weekdays**) and The Village

Eatery in Merrimack. Menus for these Club meals are in the Resource packets. Any questions, please call Dorrie at 603-289-3143.

SNHS Fuel & Electric Assistance Program
Applications for 2023-2024, Hillsborough and Rockingham Counties can be picked up at the Donald Drive Clubhouse Mail Room.

Dorrie Kossuth

REAL ESTATE COMMITTEE



If you are thinking of selling your home, the first step is to fill out the Intent to Sell form.

This form can be found on our website at:

medvilcooperative.com. **The Intent to Sell can be filled out online and printed, then dropped off at the Board Office for the Office Admin, in the mailbox on the wall by the door 30 days before listing your property.** The second step is to locate a realtor. Please consider letting Medvil Real Estate help you sell your home. Sales benefit Medvil community.

Medvil RE Committee - 603-384-2819

Website: www.medvilcooperative.com Homes for Sale

Dorrie Kossuth, Chairperson



"Ask the realtor if we can list the litter box as a third bathroom."



HELPING HANDS COMMITTEE



It is not uncommon for a person to find themselves in need of a little help from time to time.

If you could benefit from a little friendly assistance, don't hesitate to reach out to The Helping Hands Committee.

Need a prescription picked up? Maybe a few groceries? Or even a ride to/from a doctor's appointment?

If you need help or have any questions about the Committee and what they do, please reach out to Anita O'Brien at:

Medvil21@comcast.net

Or by phone at: (603) 494-4246.

RULE REVIEW OF THE MONTH



It appears that spring is just around the corner and for homeowners, that means yard work will soon begin. We thought we'd take a moment to remind you about some of the rules dealing with yards, lawn furniture, etc. If you have any

questions, please call the Medvil Office at 603-497-4440 and leave a message.

D. SITES

3) The maintenance, appearance and cleanup of lot yards are the homeowner's responsibility.

a) Yards are to be kept neat and free of debris and yard tools.

b) Lawns must be kept trimmed and mowed, not allowing the grass to get any higher than 6 inches.

c) If your lot is neglected, the Cooperative reserves the right to have the lot maintained at the homeowner's expense.

d) Sheds are allowed for the purpose of keeping yards, driveways, and carports free of any materials not associated with lawn care or snow removal, such as lawn mower and snow blower. All other materials, debris and off-season yard maintenance equipment are to be kept in your shed.

e) Lawn furniture may be stored in the back of the home covered with tarps. Tarps used for this purpose will be green or brown so as not to present an eye sore to your neighbors.

f) Grass clippings and leaves must be placed in biodegradable bags for pick up by cooperative personnel. Large branches must be placed in a pile at the edge of the road. Shrub trimmings and small branches must be placed in a separate bag with top left open. It is not permissible to dump your yard waste on Medvil grounds. The Goffstown Transfer Station requires that yard waste be separated as noted above.

5) Appliances, large containers, motors, auto bodies, tools, machinery (out of season), building supplies, chemicals, drums, tires, ladders, windows, tarps, cardboard boxes, and other discarded items will not be left on lawns, around homes, under carports or on the side of utility buildings. No old furniture of any kind, except for lawn furniture, may be left around the home.

6) Outside burning of leaves, rubbish, etc. is not permitted. Gas and charcoal grills and chimeneas are permitted as allowed by local ordinances, but permanent fireplaces or barbecue pits are not permitted.



9) Homeowners must not plant, relocate, cut, trim, or remove trees on their lots without prior approval of the Board of Directors. No materials such as rocks, bark, soil, etc. shall be placed within 12 inches of the trunk of any trees on lots, as this will cause trees to die prematurely.

TASTY TIDBITS

by Cat Pragoff

Once you've finished your tax returns and sent them off, it's time to relax with a couple of easy dishes like this month's Crispy Sour Cream and Onion Chicken, alongside some roasted Brussels sprouts and potatoes. Perhaps you'd rather let the slow-cooker do the work—in that case, try some tempting Honey-Soy Braised Pork with Lime and Ginger. Each recipe uses easy-to-find ingredients and is definitely delicious. Enjoy!

Crispy Sour Cream and Onion Chicken

(makes 4 servings)

Ingredients:

4 chicken cutlets
Salt and black pepper
½ cup sour cream
¼ cup thinly sliced chives, plus more for serving
2 Tbs. onion powder
2 cups panko bread crumbs
Canola oil, for frying
1 lemon, cut into wedges



Directions:

- Pat chicken dry and season both sides with salt and pepper.
- In a medium bowl, stir together the sour cream, chives, and 1 Tbs. onion powder. Season with salt and pepper. Add the chicken and turn to coat. Refrigerate (chicken can sit in this marinade for up to 8 hours).

- Allow to come to room temperature before cooking.
- In a shallow bowl or lipped plate, stir together the panko bread crumbs and remaining 1 Tbs. onion powder; season with salt and pepper.
- Press the chicken breasts, one at a time, into the panko, using your fingers to pack the panko onto both sides of the chicken; place onto a large plate or sheet pan.
- Line a plate with paper towels. Heat 1/8" canola oil in a large (12") skillet over medium-high heat. Drop a piece of panko in—if it sizzles, the oil is ready. Add a chicken cutlet into the oil (or two, if they can fit comfortably) and cook until golden brown, 3 to 5 minutes per side. Transfer to the paper-lined plate. Repeat with the remaining chicken, adding oil as necessary.
- Serve chicken with more chives and lemon wedges for squeezing.

Roasted Brussels Sprouts & Potatoes

(makes 4 servings)

Ingredients:



½ pound Brussels sprouts, trimmed and halved
6 ounces baby Yukon Gold potatoes, quartered

1-1/2 Tbs. extra-virgin olive oil
½ tsp. salt
½ tsp. sweet paprika
½ tsp. garlic powder
¼ tsp. ground pepper
¼ cup fresh flat-leaf parsley, chopped

Directions:

- Preheat oven to 450°F. Toss Brussels sprouts, potatoes, oil, salt, paprika, garlic powder, and pepper together on a large rimmed baking sheet; spread in a single layer.
- Roast until the vegetables are tender and evenly browned, about 20 to 25 minutes, stirring halfway through.



- Transfer to a serving bowl, stirring in the chopped parsley just before serving.

Slow-Cooker Honey-Soy Braised Pork with Lime and Ginger

(Makes 6-8 servings)

Ingredients:

3-4 pounds boneless, skinless pork shoulder, trimmed of large chunks of fat,

and cut in half

8 large garlic cloves,

finely chopped

3 Tbs. fresh ginger, minced (from one 3" piece)

1 tsp. red-pepper flakes, plus more to taste

2 tsp. lime zest, finely grated, plus 2 Tbs. juice (from 1 lime), plus more lime wedges

(for serving)

1 cup low-sodium soy sauce

1 cup honey

1 Tbs. toasted sesame oil

Cooked rice, noodles, or lettuce cups, for serving

Toasted sesame seeds, sliced scallions, and chopped cilantro, for topping.

Directions:

- Using a 6–8-quart slow cooker, place the pork and scatter the garlic, ginger, red-pepper flakes, and lime zest over the top. Whisk together the soy sauce, honey, and sesame oil and pour the mixture over the pork. Using tongs, turn the pork to coat it on all sides with the sauce, then spoon some sauce over the top so that some of the garlic and ginger are on top of the pork.
- Cover and cook on low until the pork is very tender and shred easily with a fork, 8 to 9 hours; it will keep well on “warm.” (Note that if you are able to flip the pork once during cooking, that will help the flavors distribute evenly through the meat and make the color uniform; if not, don’t worry, it will be fine.)



- Transfer the pork to a serving platter to large shallow serving bowl. Skim any excess fat off the surface of cooking liquid, then carefully pour the sauce into a large pot. Bring the sauce to a boil over medium-high heat and simmer until reduced and slightly syrupy, 15-20 minutes. While the sauce simmers, shred the pork using two forks.

- Sprinkle the lime juice over the shredded meat. Drizzle about half the sauce over the meat, tossing to distribute evenly.

- Serve over rice or noodles (or in lettuce cups). Top with sesame seeds, scallions, and cilantro. At the table, pass the remaining sauce, as well as extra lime wedges and red-pepper flakes.

Chocolate Mug Cake

(makes 1 serving)

Ingredients:

1 Tbs. unsalted butter

1 egg

A few drops of vanilla extract

3-4 Tbs. sugar, to taste

3 Tbs. unsweetened cocoa powder

A pinch of kosher salt

1 tsp. mini chocolate chips (optional)



Directions:

- Microwave the butter in a microwave-safe mug in 10-second increments until melted, about 20-30 seconds. Crack the egg into a small bowl, add the vanilla and whisk to combine. Pour this mixture into the mug over the butter and whisk to combine.
- Add the sugar, cocoa powder, and salt, and whisk until smooth (a few lumps are okay). Scrape down the sides of the mug as well as you can with a spoon or small spatula. Sprinkle with mini chocolate chips, if desired.
- Cook in the microwave on high for 1 to 1-1/2 minutes, or until a toothpick inserted in the center comes out mostly clean. Sift a little confectioner’s sugar on top or serve with a small scoop of vanilla ice cream.



IN SYMPATHY

Heartfelt condolences to those who have recently lost a loved one:

- Karyn Bantul in the death of her sister.



We meet them in the lives they've shaped. We enjoy them in the jokes and wisdom they've passed down. Be active in the community they've built. It is a way of walking with them into the future. It is a way of never losing them.

Linda Robinson, Sunshine Lady (603) 851-5209

GOOD STUFF WE FIND

BLEEPIN' BIRDS

Eight potty-mouthed parrots are set to rejoin the rest of their flock at the Lincolnshire Wildlife Park in Boston, United Kingdom, after zoo officials decided that recent efforts to help the dirty birds clean up their act in isolation had shown promise. Steve Nichols, who serves as chief executive of the park, still isn't sure what will happen when the birds are reunited with their more well-behaved peers. "We could end up with 100 swearing parrots on our hands," Nichols said. "Only time will tell." For now, the park does not plan to take down its signs warning visitors of the potential for foul language.

Reprinted from the 3/6/2024 edition of The Hippo.



For residents only who have services and/or skills that might be of help to folks living in Medvil. We will list names, phone numbers and/or email addresses and a two or three line description of the service you offer (housekeeping, carpentry, plumbing, etc.) Listing will run three consecutive months, then be removed. Should you wish the listing to run for another three months, please contact the newsletter.

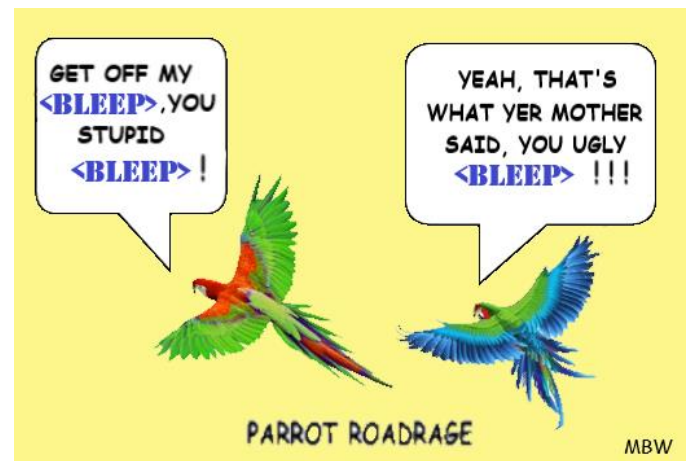
Send your listing to The Medvil Messenger at medvilnewsletter@comcast.net.

Linda Lutz Corriveau
603-647-4565

My experience is in the humanities/healthcare. I would enjoy the opportunity to help my neighbors in our community with **home care** if needed. 3/24

Fred Horstkotte
603-674-8203

Repair work on **lawn mowers, oil burners and air conditioners.** 4/24





...and other stuff
you want to know
about

The Medvil Messenger is always looking for more material! Family recipes, helpful hints, reminiscences, jokes, poems, gardening advice, reviews of your latest vacation and day trip discoveries, hilarious tales of your pets' antics—just about anything. Please keep it upbeat and positive. Original material will take precedence over reprints from other sources, including printouts of email pass-arounds. If you submit previously published material, please try to cite a source.

We reserve the right to reject material that may offend, divide our community or cause political arguments. Please submit your items to our email: medvilnewsletter@comcast.net Or place a copy in the Messenger mailbox in the Reception Office in the DDC. Deadline for submissions is noon on the Thursday after the Board Meeting. (BOD meets on the 3rd Tuesday of the month.)

Medvil Messenger Staff: Debbie Cyr and MB. Wulf
Additional Proofreading: Irene Gagne & Sue Soule
Calendar Grid Geek: Alyn Miller





HAIR BY
Kristin Stewart


96 Partridge Lane / Goffstown, NH 03045 / 617-999-5132

PRICING STARTING AT

Women's Haircut	\$35
Women's Wash/Cut & Blow-dry	\$40
Men's Haircut	\$23
Child's Haircut	\$25
Child's Cut and Dry	\$40
Cut, Dry, and Style	\$35
Wash and Blow-dry	\$75
Wash, Blow-dry, and Style	\$35
	\$55
Single Process	\$120
Double Process	\$175
Full Foil	\$200
Partial Foil	\$150
Hair line Foils/Money Piece	\$110
Hair Art/Color Correction	\$300
Balayage	\$250
Global Keratin	\$350

PRICES ARE SUBJECT TO CHANGE.
DETAILED INFORMATION ABOUT EACH SERVICE IS LOCATED ON MY BOOKING SITE:
HAIRBYKRISTINSTEWART.SCHEDULISTA.COM

APRIL 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 6:30 Cribbage PLC	2 10 & 7 Play Pool PLC	3 10 Pool PLC 12:30 Knitting PLC 7-9 Fly Tying PLC	4 6:30 Bingo DDC	5 6 Cribbage PLC non-league	6 9 Yard Sale PLC
7	 8 SOLAR ECLIPSE! 6:30 Cribbage PLC	9 10 & 7 Play Pool PLC	10 10 Pool PLC 12:30 Knitting PLC	11 6:30 Bingo DDC	12 6 Cribbage PLC non-league	13 8:30 Coffeehouse PLC 5:30 Ham & Beans DDC
14	15 6:30 Cribbage PLC	16 10 & 7 Play Pool PLC 6 BOD Mtg DDC	17 10 Pool PLC 12:30 Knitting PLC 7-9 Fly Tying PLC	18 6:30 Bingo DDC	19 6 Cribbage PLC, non-league	20
21	22 EARTH DAY  6:30 Cribbage PLC	23 10 & 7 Play Pool PLC  PASSOVER	24 10 Pool PLC 12:30 Knitting PLC	25 6:30 Bingo DDC	26 4:30/5:30 Fish Fry, DDC 6 Cribbage PLC, non-league	27
28	29 6:30 Cribbage PLC	30 10 & 7 Play Pool PLC				

Metal Pick-up: 1st Monday of the month, beginning at 8 AM *
Trash/Recycling Pick-up: Every WEDNESDAY beginning at 7 AM *
Yard Waste Pick-up: Every Thursday until 1 December

**** Please have your items curbside by that time.**



Medvil Cooperative

Board of Directors Meeting
Live Session with Zoom Broadcast
February 20, 2024
6:00 PM – 8:45 PM

Meeting Minutes

Board Members in attendance: Dorrie Kossuth, Irene Gagne, Frank Boudreau, Debbie Cyr, Len Stuart, Anita O'Brien, Sue Soule, Kim Capen

Remote via Zoom: Norm Proulx

Meeting called to order by President Dorrie Kossuth at 6:00PM. A quorum was present.

1. Member Comments: none

2. Treasurer's Report for January 2024: Presented by Irene Gagne: see attached report. Irene also said that starting with January, the monthly financials would include a newly developed "snapshot" view to help residents better understand Medvil's financial standing.

She also said an engagement letter had been signed with auditor David Plante for the remainder of the 2023 audit period. While Plante's firm has had a long-term relationship with Medvil, Director Frank Boudreau is currently contacting some of the other large cooperatives in NH to get comparative figures for audit services so we can check pricing for the next audit cycle. Frank noted that, under Medvil's current "Preferred Vendor" policy, a competitive bid must be issued at least every three years, notwithstanding the exemplary service delivered by a current provider. The Board agreed that the Finance Committee should prepare specifications and issue bids for audit services covering the 2024 fiscal year at the earliest opportunity.

3. Secretary's Report: Len Stuart moved, seconded by Irene Gagne, to approve the minutes of the January 16, 2024 Board Meeting. Motion carried.

4. Operations Report: presented by Kim Capen

- There were no new requests for home or shed improvements.
- No security issues to report.
- Kim Capen reported that Luis Rosado, hired full-time for maintenance, is working out extremely well so far. He brings useful skills like mechanics and welding and is pleasant to work with.
- Lumber has arrived and work will start on finishing the roof over the back ramp at the Partridge Lane Clubhouse.
- A number of trees that were not in the original plan for this year's tree program were added during the tree service work in the community after problems were discovered during the process of removing other trees. Including trees removed from behind the maintenance shop in preparation for replacement of the leach field there, a total of 151 trees were removed this year. Kim noted there may be some additional expense to catch up on stump grinding around homes that has been neglected in previous seasons. He also spoke about the need for continued planning for future years' tree programs to help soften the budgetary impacts.

- New, smaller trees are being obtained to replace some of the larger maples in front of homes that were removed as part of the tree program. It's a hybrid species of maple that only grows to a maximum of about 20 feet and doesn't have the canopy spread of the larger ones that caused problems shading homes.
- Leach
- field design was received and was within budget and will be submitted to town and state. The field is currently not in failure, which gives Medvil up to four years to replace it.
- Streetlights: Kim outlined issues with the street lighting on both the west and east sides of Medvil. On the western side of Medvil, the metal bases for the globe light fixtures are starting to rust out and are being replaced with plastic fixtures that should last longer. Homeowners seem to like the globe type, which provides somewhat more light. On the east side, the older section of the park, standardization is a big problem, with no less than seven different type of lights in use, which causes maintenance issues trying to find the right parts to repair them. Kim said he's researching replacements, with thoughts of standardizing on one type of lightpost throughout Medvil and will be bringing information to the board at a future meeting.

5. Membership: No new membership votes this month. Deb Cyr reported on her work on a revised membership packet following the recent move to have the financial qualification and criminal background check portions of the application process performed by Evergreen, Medvil's management company. The welcome-to-the-community booklet is being updated and the committee is also working on a new packet for second and third residents in a home so they have the information they need.

6. Committee Reports submitted for review: reports attached.

- Events: St. Patrick's Day celebration on Saturday, March 16, 5 p.m. with corned beef and cabbage; omelet breakfast 8:30-10 a.m. March 30.
- Fundraising: Irene Gagne said she's looking for volunteers to help out with the yard sale on April 6.
- Helping Hands.
- Nominating
- Real Estate
- Resource
- Technology
- Ad-hoc committee for rules, bylaws, and policies

7. Old Business:

8. New Business:

- RV Storage: Anita O'Brien proposed an increase in the rates for RV and boat storage in the lower storage area opposite the Donald Drive Clubhouse. She pointed out that the current rates -- \$75 a year outside the fence and \$100 a year inside the enclosure -- had not been raised since the area was opened years ago and are extremely low in comparison to current market rates. There was discussion of the board earmarking the funds from the increase toward making improvements in the area, perhaps eventually including more paving and/or fencing. A phased increase was suggested, with possible consideration of additional hikes in ensuing years. Anita moved, Sue Soule seconded motion to increase the rents to \$100/year outside fence and \$125/year inside fence, effective in June when next year's rents are due. Rent will include costs of sign to identify renter's space. Motion carried.
- Deb Cyr reported that Telephone and Network Technologies has given Medvil a preliminary quote of approximately \$4,800 for replacement of about 1,800 feet of cabling and related work in the Donald Drive clubhouse, aimed at clearing up problems with the telephone system. Many of the phone problems were

because much of the original cabling on the outside of the building was not rated for outdoor service. Deb will seek additional quotes.

- Deb Cyr said she had received resident complaints that some materials posted in the mailhouses – seeking help, offering services, etc. – were being mysteriously removed, and it isn't being done by the designated mailhouse volunteer caretakers. She appealed to residents to stop doing it and be kind to each other. She said the newsletter would try to revive a feature where residents could advertise services and goods to other residents to see if that would help.

9. Member comments: A resident commented on the idea of listing items for sale in the monthly newsletter. Another resident suggested Medvil look into obtaining the type of metal heavy equipment pads used by Eversource in their recent pole installation work and using them in the RV storage area, so someone could rent as many as needed for their vehicle.

Motion by Deb Cyr, seconded by Anita O'Brien, to adjourn for five minutes at 7:20 p.m. before going directly into executive session. Motion carried.

A motion was made by Anita O'Brien, seconded by Sue Soule, to exit the executive session and move immediately into regular session at 8:40 p.m. Motion carried.

Motion made by Anita O'Brien, seconded by Sue Soule, to remove BOD meeting minutes from web site. Motion carried.

Motion by Anita O'Brien, seconded by Norm Proulx, to remove newsletters from web site. Motion carried.

Motion by Deb Cyr, seconded by Sue Soule, to deny resident's request for refund of fine. Motion carried

Motion by Deb Cyr, second by Norm Proulx, to send resident a second letter regarding dog.,

A motion was made by Anita O'Brien, seconded by Norm Proulx, to adjourn the meeting at 8:45 p.m. Motion carried.

Minutes taken by Leonard Stuart on February 20, 2024

Meeting Minutes Approved by the Board of Directors:



03/19/2024

Leonard Stuart, Secretary

Approval Date

TREASURER'S SUMMARY REPORT—JANUARY 2024

2/21/24

January 2024 financials

Debt Coverage Ratio is 1.340.

Total Income was \$800 over budget.

Total Expenses were \$12,074 under budget mostly due to Payroll & Electricity.

The year-to-date Net Income is \$32,206, which is \$12,875 higher than budgeted.

Cash on Hand through 1/31 is \$884,014 of which \$70,967 is in the operating account. As of this morning we have almost \$134K in the operating account. Because of vacation a \$58K transfer from Pacific Premiere was done earlier than usual. This balance includes the BCCU transfer of \$19K and the \$21K monthly transfers to CIP. Also included is the \$5K monthly transfer that we started again in 2024.

The monthly cash flow for January is a positive \$303 compared to a budgeted negative amount of \$12,507.

Receivables are \$6,777.

Current:

We included a “snapshot” of our financial status starting with January. Kim Capen, Frank Boudreau and I developed it with the hopes that residents will better understand our financial standing. The only account that is not good is the water bill.

We also refunded all the key deposits for the storage area.

We received & signed the engagement letter from our auditor, Dave Plante, for the remainder of the 2023 audit.

Respectfully submitted by Irene M. Gagne, Treasurer

**Report of Fundraising Committee
Board of Directors' Meeting 2/20/24**

The last committee meeting was held on 1/23/24.

Old Business

Dorrie Kossuth won the 2/1 monthly pool for \$250. We currently have two people on the wait list.

We have a balance of \$10,589.44 as of 1/31.

We sold 24 of the 28 items accepted on 12/1 and dropped off 33 more items on 1/26. After only 3 weeks 21 pieces have been sold.

New Business

We have a new member, Eva McMannus who joined us on 1/23. We look forward to her participation.

The committee is having work sessions to sort through all of the donations so far.

Our next meeting is scheduled for 2/27/24.

We now have 7 Committee Members

Respectfully Submitted,

Irene M. Gagne, Chair

Grant-Writing Committee Report—February 2024

- Added 2 committee members: Frank Boudreau and Sue Caprio
- Investigated AARP Livable Community Grant opportunities for 2024:
 - + open to government entities, 501c3, 501c4 and 501c6 charitable organizations
 - + other organizations might qualify on a case-by-case basis although the odds are very long
- After additional research, realized that AARP was looking for more “public spaces” than we offer
- Also explored USDA Northern New England grants—not open to Hillsborough County
- Need to establish list of Medvil grant-worthy needs before continuing grant search; will meet with committee members to start this

Respectfully submitted,

Cat Pragoff, Chair

Medvil Grant-Writing Committee

HELPING HANDS COMMITTEE REPORT

Helping Hands volunteers assisted four individual residents this past month.

If you are interested in assisting residents, please reach out to be part of our committee.

If you find yourself in need for a temporary situation please reach out for assistance.

Thank you!

Anita O'Brien, chair

Medvil21@comcast.net

603-494-4246

REAL ESTATE COMMITTEE REPORT FOR FEBRUARY 20, 2024 BOARD MEETING

The Medvil Real Estate statistics from January 16, 2024 through February 20, 2024: 3 showings, 0 Purchase and Sales, 0 new listings.

The Real Estate Committee does not have set monthly meetings. We meet on an as-needed basis.

Respectfully submitted
Dorrie Kossuth, Chairperson

RESOURCE COMMITTEE REPORT FOR 2/20/24 BD MTG

The Resource Committee Senior Discounts informational packets helping seniors with fuel and electric assistance, USDA program, various websites to check out, and much more are available at the Donald Dr Clubhouse MailRoom. No other activity this month. The Resource Committee meets on an as needed basis.

Respectfully submitted,

Dorrie Kossuth, Chairperson

TECHNOLOGY COMMITTEE REPORT FEBRUARY 2024

The Technology Committee met on Friday, Feb. 16, for an interview with Vince Kasem, owner/proprietor of Ace Computers, a small business located on Elm Street in Manchester.

Attending for Medvil were Len Stuart, chair; committee members Fred Plett, Cat Pragoff and Anita O'Brien, President Dorrie Kossuth and Vice-President Debbie Cyr.

This was the first of three meetings the committee has scheduled in February with local computer shops to assess the background, skills and approach of potential vendors who might ultimately be invited to bid on a managed IT contract with Medvil.

Mr. Kasem said he has been in business for more than 25 years. He has a small storefront on Elm Street in Manchester and three employees on the payroll. Prior to going into business for himself, he did IT work for Fidelity and other large corporations in Massachusetts, and still does some contract jobs for Fidelity. The business handles hardware, software and networking issues for businesses and individuals.

He offered various ideas on the primary tasks for an IT vendor: setting up a digital file framework and a regular backup scheme and schedule, setting up and administering accounts and file access privileges, and being available for troubleshooting and support of Medvil-owned hardware and software.

Similar meetings are scheduled Feb. 23 with Computer Commuter of Manchester, and Feb. 30 with Grolen Computers of Manchester.

Submitted,
Len Stuart, Chair

MEDVIL FINANCIAL SNAPSHOT

	Period Ending:	2/29/24								
Year to date (YTD) Results	YTD Budgeted	YTD Actual	%	Satisfactory Results	Concerning Results	Unsatisfactory Results	Remarks			
Cash & Reserves				Green	Yellow	Red				
Total Income Received	\$303,430	\$309,874	102.1%	over 98%	95-97% of budget	under 95%				
Unbudgeted Income		\$9,474					R.E. Commissions, Comcast contract & Salon			
Total Lot Fees	\$300,400	\$300,600	100.1%	over 98%	95-97% of budget	under 95%				
Operating Acct. Balance		\$103,940								
All Reserve Acct. Balances		\$717,772					Includes Money Market & investment CD's - \$20,833 monthly transfer			
Expenses										
Total Expenses	\$262,187	\$237,464	90.6%	less than 3% over budget	3%-4% over budget	4.1% over budget				
Utilities										
Water	\$20,000	\$23,397	117.0%	less than 3% over budget	3%-4% over budget	4.1% over budget	Overage due to increase in rates & water pipe leak repairs			
Heat, Electric, Telephone, & Internet	\$9,500	\$4,435	46.7%	less than 3% over budget	3%-4% over budget	4.1% over budget				
Other Expenses										
Capital funds expended	\$311,714	\$101,275	32.5%	less than 3% over budget	3%-4% over budget	4.1% over budget	\$18,259 & \$8,455 carryover for PLC roof & shelterlogic included in YTD budgeted \$			
Mortgage Expenses	\$154,639	\$156,524		no late payments		late payments	Principal & Interest			
All other expenses	\$149,101	\$124,322	83.4%	equal to or less than 100% budget	101%-110% of budget	111% or more				
Total Net Income ***	\$40,163	\$72,410	180.3%	equal to or over 100% budget	98%-99% of budget	under 98%	*** Includes unbudgeted income			
Debt Coverage Ratio	1.100%	1.388%		greater than 1.1%		less than 1.1%				
<p>Note: This Report is intended to provide Medvil residents with a 'snapshot' of our financial health at the end of each month. For more information, you can read the full detailed monthly Financial Report posted in the Medvil mail room or by contacting the Medvil Treasurer. Your Board of Directors welcomes your suggestions, questions, and feedback.</p>										

You are cordially invited to an old-fashioned

Ham & Bean Supper



An evening of tasty food and lots of fun!!!

April ~13th ~ 5:30 pm
Donald Drive Club House

**Boston baked beans ~ ham ~ coleslaw ~
brown bread ~ coffee & dessert**

Cost is just **\$7.00 per person.**

Where else can you go and have so much fun for so little money?

You must sign-up and prepay at the Medvil Reception Office by
Thursday, April 11th, 2024

Monday - Friday from 10:00 am to 2:00 pm.

LIMITED SPACE AVAILABLE - SIGN UP EARLY

Come prepared to stay awhile and participate in **one game
of cover-all bingo.** Cards are \$1.00 each.

B I N G O				
12	18	41	47	61
7	26	39	54	70
4	27	FREE AND SPACE	49	63
5	23	35	58	73
3	30	32	52	75

Don't forget the 50/50 raffle!



The Events Committee would like to thank the residents of Medvil for their continued support of all the activities we host throughout the year; all of which allows us to offer low cost/no cost events and helps defray the cost of our annual Christmas Party.



FRIDAY NIGHT FISH FRY

April 26 2024

Donald Drive Club House

4:30 or 5:30 pm seatings

We're back!! And as always, here is what you get for your **\$12.00 per person.**

- A good-sized portion of deep-fried haddock
- The best french fries you'll ever taste
- With coleslaw and dessert

Make your reservations and prepay at the
Medvil Reception Office
Monday - Friday from 10:00 am to 2:00 pm.

Don't forget your money!!



**Registration closes at 2:00 pm on
Wednesday, April 24th.**

The Events Committee would like to thank the residents of Medvil for their continued support of all the activities we host throughout the year; all of which allows us to offer low cost/no cost events and helps defray the cost of our annual Christmas Party.