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WEB SITE: [www.medvilcooperative.com](http://www.medvilcooperative.com)

Established 2006

E-MAIL ADDRESS: [medvil@comcast.net](mailto:medvil@comcast.net)

Edition 172

March 2024

# THE MEDVIL MESSENGER

**COMING ATTRACTIONS**



*16 March*  
*St. Patrick Dinner*

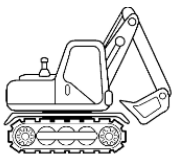
*and. . .*



*30 March*  
*Omelet Breakfast*

**SEE INSIDE FOR MORE INFORMATION!**

## FROM THE BOARD



### **OPERATIONS**

Spring is in the air! It has been a very mild winter and the first day of spring is just a month away. The newest addition to our maintenance team, Luis, is getting acclimated to the job and he is already making an impact on the team with his many skills that fit well with our needs. We look forward to his many contributions in the future.

Medvil's east side has no fewer than seven different pole light fixture styles in front of the homes. We want to bring some consistency to these lights for ease of maintenance and to have a uniform look. Ideally, we would prefer one set of lights for the

entire community so parts may be easily stocked and ready when repair is needed. The board will look at two options. One is the globe lights, to replace the many different styles we have now. The globe lights provide more lighting for the streets. We will ask residents for feedback on their preferences. The main objective is to have no more than two styles for the community, so stocking parts can be cost-effective, with parts always available.

We are purchasing maple trees to replace the many big maples that are being removed because of disease and roots creating damage to homes, driveways and streets. The replacement variety grows quickly but is limited to a maximum height

of 20 feet with a less-invasive root system. If you are selected to have a tree replacement this year, it will be imperative that this freshly planted tree be watered regularly. You will get specific instructions and support from maintenance to ensure the survival of these trees in their first year in their new location. As spring arrives and the ground softens, the removal of tree stumps in yards will take place.

If you have any lawn damage due to snow plowing, please fill out a work order and we will start lawn repairs as soon as the danger of frost has passed.

A reminder seems to be in order relating to residents contacting the Maintenance staff. The most efficient way to maintain our community without distractions is to limit the number of direct communications. All contact with Maintenance must be through work orders or through the Operations Director. About 475 people live here. If everyone had direct access to the two-person maintenance staff, the impact on productivity would require us to more than double it them. Their time is valuable. Coordinating their work is paramount to maintaining our community to the standards we have come to expect. Your consideration in this matter is very much appreciated.

Until next time, enjoy the coming good weather and get out and take advantage of the many ways to enjoy Medvil and your neighbors through events, game nights and other activities that are published in this newsletter.

Kim Capen  
Operations Director

## A WORD FROM OUR TREASURER

In this month's newsletter you will find a "snapshot" of Medvil's financial standing. We will be doing this on a monthly basis. As you can see, the only area of concern is the cost of water.

We should all consider scaling back on water usage as the price per ccf has risen and we were notified

that the price will continue going up due to the new Hooksett water filtration system.

Contact Irene Gagne, Treasurer, 603-622-1869 if you have any questions.

## GENERAL NOTICES



### INK AND TONER CARTRIDGES

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

### WE CURRENTLY NEED MORE.

If you, or family or friends discard ink and toner cartridges, or work for a company that does, please save these for Medvil. Just place them in the bin beside the shelf in the DDC Mailroom.

Thank you.

## 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.

**HOW MANY POSSIBLE BINGOS DO YOU SEE? (ANSWER BELOW)**



If you are not already playing bingo, you should be! We play Thursday nights from 6:30 to 8:00 PM at the DDC. It only costs \$5.00 for a pack of eight games, six games per sheet. Additional cards are needed for the progressive coverall game at only \$1.00 each.

A recent coverall game paid out \$165.00!!

Come out and join us! You may not win any money, but you'll have loads of fun.

The answer? Six games on five cards that were waiting for one more number to be called.

**THE AMBASSADOR PROGRAM**



Talk around the water cooler is that some former ambassadors would like to see the program reinstated and would like to have the opportunity to deliver the Medvil Messenger to those homes who do not receive the newsletter electronically.

It's easy to make the necessary photocopies, that can be done by the office volunteers; all that is needed is for someone to take control of the program because it is no longer the responsibility of the reception office nor is it a function of the board of directors.

If you are interested, please call the reception office at 603-497-4440, ext. 0 and leave your name and call back number.



**NEED HELP WITH YOUR DEVICES?**

Keep up with the ever-evolving world of technology and enhance your digital skills with personalized guidance and support for your specific needs and skill level. The Goffstown Public Library can help you with your phone, table, laptop, and digital books or the e-library. Technology can sometimes be overwhelming, but the library team is there to help you! Call the library at 603-497-2102 to book your appointment.



## COMMITTEE NEWS



Contact Irene Gagne at  
603-622-1869

### Committee Members--

We are a committee of  
eight as we welcome a

new member, Ava McManus, but are looking for more members. Call Irene if you are interested in finding out about the committee.

**Monthly Pool** – The winner for 2/1 was Dorrie Kossuth 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.

**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** – Now that our closet has been emptied, we are accepting items for our next 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 28 items on 12/1 and sold all but four. They accepted another 33 items on 1/26 and so far 22 have sold.

**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

## EVENTS COMMITTEE



*Food, glorious food.  
What is there more handsome?  
Gulped, swallowed, or chewed,  
Still worth a king's ransom ..."*  
--From Oliver! by Lionel Bart

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

**CORNED BEEF AND CABBAGE AND ALL THE FIXINGS**, Saturday, March 16, 2023, 5:00PM. Cost is \$12.00 / person and is open to everyone.

**OMELET BREAKFAST**, Saturday, March 30, 2023. Cost is \$10.00 / person. Fried eggs as well as scrambled eggs and waffles will be available for those who prefer not to have omelets. Time is 8:30AM – 10:00AM.

You must sign-up ahead of time for each of these events at the Reception Office at the Donald Drive Clubhouse and 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 and 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, Francoeurs 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

The Medvil Real Estate statistics from January 16, 2024 through February 20, 2024: Three showings, no other activity.



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](http://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](http://www.medvilcooperative.com) Homes for Sale

Dorrie Kossuth, Chairperson

## 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.**

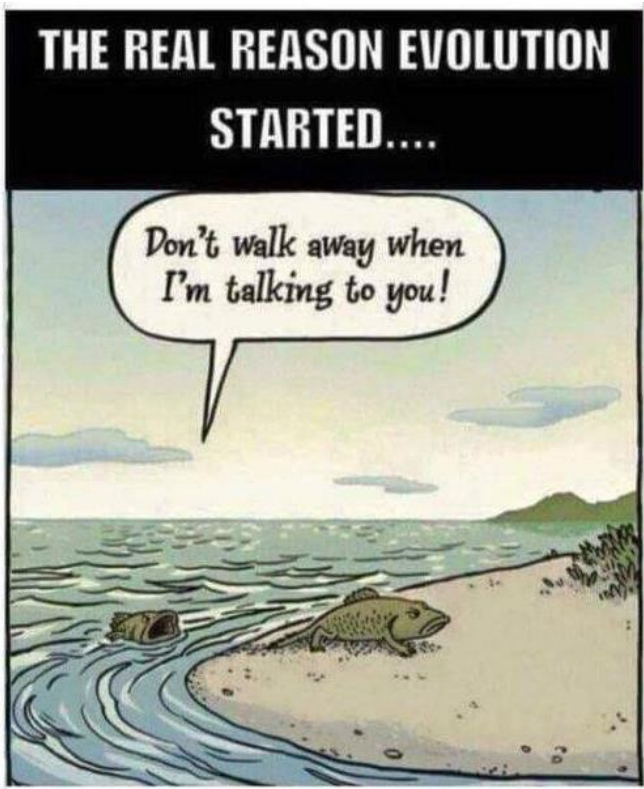
**Need a prescription picked up? Maybe a few groceries? Or even a ride to/from a doctor's appointment?**

**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](mailto:Medvil21@comcast.net)**

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





*Contributed by Karen Kirkpatrick*

## TASTY TIDBITS

by Cat Pragoff

This March we have two holidays to plan for: St. Patrick's Day on the 17<sup>th</sup> and Easter on the 31<sup>st</sup>. For something a little different, try a cheesy casserole along with your corned beef. Perhaps you'd like a change of pace from ham for Easter and this might be just the thing: easy baked salmon, along with pan-roasted broccoli, followed by drop cookies, courtesy of the Maryknoll Sisters (thanks to Eveleen Barcomb for the cookie recipe).

### Cheesy Cabbage Casserole

*(makes 4-6 servings)*

#### Ingredients:

3 Tbs. unsalted butter, divided  
 ½ small head green cabbage, shredded (can substitute savoy cabbage)  
 2 Tbs. chopped garlic

2 Tbs. all-purpose flour  
 1-1/2 cups whole milk  
 ½ tsp. salt  
 ½ tsp. ground black pepper  
 ¼ cup sour cream  
 ¾ cup shredded sharp cheddar cheese, divided  
 ¼ cup chopped cooked bacon  
 1 Tbs. chopped fresh chives



#### Directions:

- Preheat oven to 350°F. Lightly coat a 7x11" baking dish with cooking spray.
- Melt 1 Tbs. butter in a large non-stick skillet over medium heat. Add cabbage and garlic; cook, stirring often, until cabbage is tender, about 6-8 minutes. Transfer to the prepared baking dish.
- Melt the remaining 2 Tbs. butter into the same skillet. Add the flour, whisking constantly, until smooth and thick, about 1 minute. Stir in the milk, salt, and pepper, whisking until thickened, about 3 minutes. Remove from the heat.
- Whisk in the sour cream and ½ cup cheddar cheese until melted and smooth. Pour over the cabbage in the baking dish. Sprinkle with the remaining cheddar cheese.
- Bake until the cabbage is tender and the cheese is melted, about 20 minutes. Top with bacon and chives. Serve hot.

### Baked Salmon

*(makes 4 servings)*

#### Ingredients:

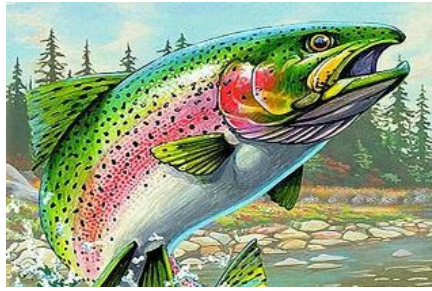
4 salmon fillets (6-ounces each), either skinless or skin-on  
 2 Tbs. olive oil  
 2 tsp. minced garlic (or 1 tsp garlic powder)  
 2 tsp light brown sugar  
 2 tsp kosher salt  
 1 tsp sweet paprika  
 ½ tsp ground black pepper



Half a lemon, for serving

Directions:

- Heat the oven to 400°F and line a sheet pan with parchment paper.
- Pat the salmon dry with paper towels and place on the sheet pan. Brush the fillets all over with olive oil.
- In a small bowl, combine the garlic, brown sugar, salt, paprika, and pepper. Sprinkle this mixture over the fillets, pressing gently to coat the tops and sides.
- Bake the salmon until it flakes easily and is just cooked to the center, about 12 to 15 minutes, depending on the thickness of the fillets. Remove the fillets to a platter, squeeze the lemon over the fish and serve.



### **Pan-Roasted Broccoli**

*(Makes 4 servings)*

Ingredients:

- 3 Tbs. water
- ¼ tsp. salt
- 1/8 tsp pepper (try garlic pepper for a bit more flavor)
- 2 Tbs. vegetable oil
- 1-1/4 lbs. broccoli, separated into small florets and stems,



sliced (about 5 cups florets and ¾ cup stems)

Directions:

- In a small bowl, stir together water, salt, and pepper until salt dissolves.
- In a large skillet, heat oil over medium heat; add broccoli in an even layer.
- Let broccoli brown stems for about 2 minutes, without stirring.
- Add the broccoli florets and toss to combine, then let brown for another 2 minutes without stirring.
- Add the spicy water mixture and cover the pan, cooking for an additional 2 minutes.
- Uncover and cook to desired tenderness.

### **Brown Sugar Drop Cookies**

*(makes about 30 cookies)*

Ingredients:

- 2 cups sifted flour
- 2 tsp. baking powder
- ½ tsp. salt
- ½ cup chopped walnuts
- ½ cup shortening
- 1-1/3 cups brown sugar
- ½ tsp vanilla
- 1 egg
- ¼ cup milk



Directions:

- Mix and sift flour, baking powder, and salt; stir in the walnuts.
- Cream the shortening until soft; gradually beat in the brown sugar, then vanilla and egg. Add the flour alternately with the milk, beating until smooth.
- Drop by teaspoon onto a greased baking sheet and bake in 375°F oven 8 to 12 minutes.

## **IN SYMPATHY**

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



- Doris Noel on the loss of her husband Gerald.

*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



## ANNOUNCING A NEW COLUMN

This month we introduce. . .



*This is for **residents only** who have services and/or skills that might be of help to folks living in Medvil. We will be listing names, phone numbers and/or email addresses and a short (no more than two or three lines of text) description of the service you offer (housekeeping, carpentry, plumbing, etc.) The listing will run for three consecutive months; after three months the listing will be removed. Should you wish the listing to run for another three months, you will need to contact the newsletter.*

*Send your listing to The Medvil Messenger at [medvilnewsletter@comcast.net](mailto:medvilnewsletter@comcast.net).*

And here are the first two listings:

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

Scott Lutz Corriveau  
603-647-4565

I am a retired custom **carpenter** with 44 years of building/contracting and some aspects of electrical and plumbing. 3/24







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](http://HAIRBYKRISTINSTEWART.SCHEDULISTA.COM)





## RULE REVIEW OF THE MONTH

There have recently been some questions regarding the flying of flags in our community; currently there are no rules that address flags.



*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](mailto: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*

### C. BUILDINGS AND STRUCTURES







8) Commercial signs, mail, and newspaper boxes are not allowed.

11) Real estate boxes that hold listing sheets may be secured to the lamp post; however, realtors' "For Sale" signs must be placed in a window, on the home or against the home. Medvil Cooperative "For Sale" signs may be secured to lamp posts.

*If you have any questions about this rule, or any other Medvil rule or by-law, please contact the office at 603-497-4440 and leave a message. Thank you.*



## March 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					<b>1</b>  6 Cribbage PLC non-league	<b>2</b>
<b>3</b>	<b>4</b>  6:30 Cribbage PLC	<b>5</b>  10 & 7 Play Pool PLC	<b>6</b>  10 Pool PLC 12:30 Knitting PLC 7-9 Fly Tying PLC	<b>7</b>  6:30 Bingo DDC	<b>8</b> <b>INT'L WOMEN'S DAY</b>  6 Cribbage PLC non-league	<b>9</b>
<b>10</b>  <b>SET CLOCKS AHEAD</b>	<b>11</b>  6:30 Cribbage PLC	<b>12</b>  10 & 7 Play Pool PLC	<b>13</b>  10 Pool PLC 12:30 Knitting PLC	<b>14</b>  6:30 Bingo DDC	<b>15</b>  6 Cribbage PLC, non-league	<b>16</b>  8:30 Coffeehouse PLC 5 Corned Beef DDC
<b>17 ST. PATRICK'S DAY</b> 	<b>18</b>  6:30 Cribbage PLC	<b>19 SPRING!</b> 10 & 7 Play Pool PLC 6 BOD Mtg DDC 	<b>20</b>  10 Pool PLC 12:30 Knitting PLC 7-9 Fly Tying PLC	<b>21</b>  6:30 Bingo DDC	<b>22</b>  6 Cribbage PLC, non-league	<b>23</b>
<b>24</b>	<b>25</b>  6:30 Cribbage PLC	<b>26</b>  10 & 7 Play Pool PLC	<b>27</b>  10 Pool PLC 12:30 Knitting PLC	<b>28</b>  6:30 Bingo DDC	<b>29</b>  6 Cribbage PLC, non-league	<b>30</b>  8:30 Breakfast DDC
<b>31</b>  <b>EASTER</b> 	<b>Metal Pick-up: 1<sup>st</sup> Monday of the month, beginning at 8 AM *</b> <b>Trash/Recycling Pick-up: Every WEDNESDAY beginning at 7 AM *</b> <b>Yard Waste Pick-up: Every Thursday until 1 December</b>  <b>** Please have your items curbside by that time.</b>					



# Celebration

Saturday ☞ March 16th ☞ 5:00 pm

Dinner & Music

Donald Drive Club House

corned beef ~ cabbage ~ potatoes ~ carrots ~ rolls

coffee, tea & dessert

**Just \$12.00 per person.**

Sign-up and prepay at the  
Medvil Reception Office  
between 10 am – 2 pm  
by Thursday March 14<sup>th</sup>.

Don't forget the 50/50 raffle!



*We hope you can make it!*  
~ The Events Committee

**Irish Toast**

There are good ships,  
& there are wood  
ships, the ships that  
sail the sea.  
But the best ships  
are friendships,  
& may they always be.

Boom2Bloom

# Omelet Breakfast

Saturday  
March 30th  
Donald Drive Club  
House



Serving any time between 8:30 and 10:00 am.

*Start the day with an omelet made your way with your choice of veggies, ham and cheese. Waffles, eggs-your-way, and a good time.*

Served with toast, home fries, baked beans, sliced fruit and all the coffee you can drink.

**\$10.00 for adults**

**\$5.00 for children under 12**

*"These are social events designed to bring people out of their homes to mingle with each other and build a strong community. Take out is made available at this event to those individuals who do not drive or who cannot attend this event for medical reasons."*

Sign up at the Reception Office  
Monday through Friday  
10 am to 2 pm.

**Don't Forget The 50/50 Raffle**

**The last day to sign up is  
Thursday, March 28<sup>th</sup>!**



*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.*

# **SPRING FESTIVAL**

**MEDVIL COOPERATIVE  
INDOOR YARD SALE  
AND CRAFT FAIR**

**DOWNSTAIRS AT THE  
PARTRIDGE LANE CLUBHOUSE**

**APRIL 6 from 9 AM TO 2 PM**

**A MULTI-FAMILY ASSORTMENT OF  
DONATED ITEMS, LUNCHEON, BAKE SALE,  
50/50 RAFFLE & CRAFT TABLES**

**BRING FAMILY & FRIENDS**

**CALL IRENE GAGNE AT 603-622-1869 TO DONATE ITEMS OR TO VOLUNTEER**

# Medvil Cooperative

Board of Directors Meeting  
Live Session with Zoom Broadcast  
January 16, 2024  
6:00 PM – 7:20 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 December 2023:** Presented by Irene Gagne: see attached.

**3. Secretary's Report:** Len Stuart moved, seconded by Sue Soule, to approve the minutes of the December 19, 2023, Board Meeting. Motion carried.

**4. Operations Report:** presented by Kim Capen

- Kim Capen moved, seconded by Irene Gagne, to approve construction of a 14-foot wide carport at 105 Riverledge Drive. Motion Carried.
- There were no new requests for home or shed improvements.
- No security issues to report.
- Kim Capen reported maintenance is still looking for a new full-time maintenance worker because the person hired in December was unable to start work due to medical/personal issues.
- Kim Capen had special praise for community volunteers Mike Boudreau and Mark Simpson for a great job on snowplowing the entire park during the last snowstorm.
- Tree Work: the project is continuing, including work in the leach field area behind the maintenance building
- Septic work: The leach field replacement design proposal was received on the day of the meeting and Kim said he had not had time to review. Kim said tests show the field is not yet in actual failure, so if the design is submitted and bids sought, it allows a four-year window for construction. Kim has applied for federal PRICE grant for the work, but we don't yet know if Medvil is eligible since HUD has yet to release the funding. If Medvil gets the grant next year, it would make sense to go ahead and replace it.

## **5. Membership Report:**

Len Stuart moved, Anita O'Brien seconded a motion to ratify email votes for membership of the following: Motion carried.

- a) Kathleen LaBelle purchasing 195 Donald Drive
- b) William Allaire 2nd resident at 48 My Way with Deb Allaire
- c) Joseph and Margaret Mazzuchelli purchasing 116 Riverledge Dr.

## **6. Committee Reports submitted for review: reports attached.**

- a. Events: Kim Capen mentioned soup-and-chowder/bingo event upcoming on Jan 20 and other upcoming food events.
- b. Fundraising
- c. Helping Hands: Anita O'Brien said a two-week notice is NOT necessary for a helping hands request, but as much advance notice as possible is appreciated and makes it easier to find someone to help out.
- d. Nominating: Anita O'Brien said it's never too early to start thinking about being on the nominating committee and she pleaded for residents to ask questions and get involved in the community.
- e. Real Estate
- f. Resource
- g. Technology: Len Stuart reported the committee has identified Medvil's top business needs in the technology area and will start seeking vendors qualified to bid on a proposal to service them,
- h. Ad-hoc committee for rules, bylaws, and policies

## **7. Old Business:**

**Clubhouse Capacities:** Anita O'Brien said overcrowding concerns had been brought to her following the D Street Band Christmas concert in December when an overwhelming turnout packed the upper level at the Partridge Lane clubhouse. There were concerns about evacuation in case of an emergency. The areas used for public assembly – Upper level at Partridge Lane and lower level at Donald Drive – were measured and both are right around 1,700 square feet (1,769@DDC, 1,692@PLC). She suggested based on her research that limiting event attendance to around 85, using a signup sheet, would be an appropriate number. Kim said there had been no negative feedback from the Goffstown Fire Department during inspections for various projects at the sites. There was extensive discussion and the consensus was to monitor turnouts at upcoming events.

## **8. New Business:**

- a) New Group: Deb Cyr presented a request from a resident to sanction the establishment of a new community group devoted to fly-tying and allow use of the upper level at Partridge Lane clubhouse on the first and third Wednesday evenings of the month for meetings. Anita O'Brien moved to approve, seconded by Deb Cyr. Motion carried.
- b) Deb Cyr suggested exploring construction of a roof to cover the long entrance ramp at the front of the Donald Drive Clubhouse. Kim said he will explore possibilities and expense with maintenance department,



- c) Cleaning of locked offices at Donald Drive: Cleaning of the reception, membership and BOD offices had formerly been done by volunteers but is no longer happening. Consensus was to put the offices on a rotating schedule with cleaning service that does rest of building, which would contact maintenance to make sure rooms were unlocked for the work to be done.
- d) Audio equipment: Board gave special thanks to resident Dan Daoust for his work on the public address system in the board's meeting room. He made numerous adjustments that have fully cleared up the long-standing problems with board members not being picked up on the microphones, easing the sound problems for attendees in the room and those logging in online.
- e) Restructuring of membership intake and plans going forward: Deb Cyr and Dorrie addressed the upcoming move to switch the financial qualification and criminal background check portions of the membership intake process to Evergreen Management, Medvil's management services company. Dorrie said one of the main reason was confidentiality: no one in Medvil needs to know their neighbors' finances. After Evergreen qualifies a new resident according to Medvil's criteria, the packet moves to the BOD for a vote as usual. The current membership committee would become a community orientation team and talk about Medvil with the incoming residents and get them to sign their occupancy agreement. Anita O'Brien moved, seconded by Norm Proulx, to approve the shift of the credit, financial and criminal background check portions of the intake process to Evergreen and to review in 90 and 180 days. Motion carried.
- f) Office hours: After a new volunteer showed up in Monday's snowstorm to open the office, there was a discussion on when to close for inclement weather. Consensus was to use the WMUR school closings posting. If Goffstown schools are closed due to weather, then the office will be closed that day.

Member comments: A member asked about an update on the work of the ad-hoc committee on policies, rules, etc. Frank Boudreau, chair replied that the group's review of 36 policies is substantially finished and things are being prepared to open the suggested changes for the board's review and input, before they are incorporated into any final policy. A public meeting to go over key changes will be held.

Another resident had questions regarding the maintenance department staffing,

Motion by Deb Cyr, seconded by Sue Soule, to recess at 7:20 p.m. before entering executive session. Motion carried.

A motion was made by Deb Cyr, seconded by Anita O'Brien, to enter executive session at 7:25 p.m. Motion carried.

A motion was made by Anita O'Brien, seconded by Deb Cyr, to exit the executive session and move immediately into regular session at 8:05 p.m. Motion carried.

Motion was made and seconded to send letter to resident regarding a third occupant. Motion carried.

A motion was made by Anita O'Brien, seconded by Sue Soule, to adjourn the meeting at 8:15 p.m.  
Motion carried.

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Minutes taken by Leonard Stuart on January 16, 2024

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Meeting Minutes Approved by the Board of Directors:



2/20/2024

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Leonard Stuart, Secretary

Approval Date

### **Real Estate Committee Report for January 16, 2024 Board meeting.**

The Medvil Real Estate statistics from December 19, 2023 through January 16, 2024 : 1 new listing, 0 showings, 1 Purchase and Sales pending, and 0 closings. No other activity.

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**

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.

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

No other activity this month.

The Resource Committee meets on an as needed basis.

Respectfully submitted,  
Dorrie Kossuth, Chairperson

Monthly Report of the  
Ad Hoc Committee on By-Laws, Rules, and Policies

January 16, 2024

1. Current Committee Members: Frank Boudreau, Debbie Cyr, Karen Kirkpatrick, Alyn Miller, Fred Plett, Len Stuart, Dorrie Kossuth.
2. The Committee's mission is to review the existing Medvil By-Laws, Rules, and Policies; suggest changes and updates where needed; organize them in a systematic, uniform fashion; and ensure clear lines of responsibility for their maintenance and back-up.
3. As of January 10, 2024, the Committee had reviewed and/or drafted proposed changes to 36 Medvil policies; these have been uploaded to a DropBox site so that Committee members and the Board of Directors can access and review proposed changes.
4. At this writing, all 36 policies have been reviewed by the Committee. Additional editing for consistency and formatting will be undertaken by the Committee Chair and the Board Secretary, and a Table of Contents established.
5. As directed at its December 19, 2023 meeting, the following plan of action will ensue:
  - a. The Board will be notified when the draft policies are available for their final review and they will receive instructions on accessing them through Dropbox; they will be given 'Read Only' access.
  - b. Board members will be given 10 business days to review the policies and recommend any *substantive* policy changes in writing to the Committee Chair.
  - c. Their feedback will be jointly considered by the Board President, Board Secretary, and the Committee Chair and final edits implemented as appropriate.
  - d. A Special Board Meeting will be convened in open session to discuss and approve the final Policy drafts
  - e. Once finalized by the Board, the Committee Chair and Board Secretary will organize the Policies in a physical binder and electronic folder for future reference and use by the Medvil community.
6. The Ad Hoc Committee on By-Laws, Rules, and Policies will then end its mission and dissolve, unless the Board decides otherwise.

*Report submitted by Frank Boudreau*

## Helping Hands committee report

We assisted five residents this month.

Anita O'Brien

Chair

### **REPORT OF FUNDRAISING COMMITTEE Board of Directors Meeting 1/16/2024**

The last committee meeting was held on 10/24//23

#### **Old Business**

Sue Soule won the 1/1 monthly pool for \$250. We currently have no one on the wait list.

We have a balance of \$10,339.44 as of 12/31.

So far we sold 24 of the 28 items accepted on 12/1 at the consignment store. We will pick up the unsold items when we bring more boxes before the end of January.

Several players of the monthly pool have paid for the year or 6 months.

We will be discussing the upcoming yard sale at our next meeting and have already started collecting donations

#### **New Business**

No new business at this time.

Our next meeting is scheduled for 1/23/24.

We have 7 Committee Members

Respectfully Submitted,

Irene M. Gagne, Chair

## Technology Committee Report

The Technology Committee met again on Saturday, Jan. 13 following the monthly coffeehouse session at PLC.

Those present were Anita O'Brien, Cat Pragoff, Dorrie Kossuth and Len Stuart. Committee member Fred Plett had to be in Concord on business and was unable to attend.

After some preliminary discussions, the group attempted to identify Medvil's top business needs for discussion with potential technology providers.

The resulting list included:

- Setting up a proper and consistent structure for digital record storage and file sharing.
- Setting up data backup plans and procedures.
- Getting Medvil-owned laptops assigned to officers that can be used for Medvil business, then passed along to successors in office.
- Establishing a relationship with a provider for as-needed hardware and software support and troubleshooting of Medvil-owned equipment.

The first steps the committee recommends are to arrange meetings with several local computer service vendors to determine if they have the capacity and skills to handle the above tasks, and would want to bid on the work.

Once we have more information, the Board would be asked to approve any required expenditures.

Submitted,

Len Stuart, chair

## MEDVIL FINANCIAL SNAPSHOT

	Period Ending:	1/31/24							
Year to date (YTD) Results	YTD Budgeted	YTD Actual	%	Satisfactory Results	Concerning Results	Unsatisfactory Results	Remarks		
Cash & Reserves		\$884,014		Green	Yellow	Red			
Total Income Received	\$151,715	\$151,975	100.2%	over 98%	95-97% of budget	under 95%			
Unbudgeted Income		\$1,675					R.E. Commissions, Comcast contract & Salon		
Total Lot Fees	\$150,200	\$150,300	100.1%	over 98%	95-97% of budget	under 95%			
Operating Acct. Balance		\$96,498							
All Reserve Acct. Balances		\$787,516					Includes Money Market & investment CD's - \$20,853 monthly transfer		
Expenses									
Total Expenses	\$131,843	\$119,769	90.8%	less than 3% over budget	3%-4% over budget	4.1% over budget			
Utilities									
Water	\$10,000	\$11,132	111.3%	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	\$4,750	\$2,643	55.7%	less than 3% over budget	3%-4% over budget	4.1% over budget			
Other Expenses									
Capital funds expended	\$311,714	\$3,362	1.1%	less than 3% over budget	3%-4% over budget	4.1% over budget	\$18,259 & \$8,455 carryover for P.L.C. roof & shelterlogie included in YTD budgeted \$		
Mortgage Expenses	\$77,382	\$78,328		no late payments		late payments	Principal & Interest		
All other expenses	\$75,300	\$62,975	83.6%	equal to or less than 100% budget	101%-110% of budget	111% or more			
Total Net Income ***	\$19,332	\$32,206	166.6%	equal to or over 100% budget	98%-99% of budget	under 98%	*** Includes unbudgeted income		
Debt Coverage Ratio	1.100%	1.340%		greater than 1.1%		less than 1.1%			

**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.