

Meeting Minutes
Buildings Committee
December 23, 2020

Present: Jim Cohen, Committee Chair, Steve Skolnik, Joe Ralbovsky, Richard Menis, Chuck Hess, Ed James, Joe Wiehagen, Staff Liaison

Absent: Erin Bilyeu

The virtual meeting was called to order at 7:05 pm.

- Minutes from November 25, 2020 were approved
- Reports
 1. Board liaison:
 - Board (BOD) is in the process of the 'strategic planning session'.
 - Board has asked that the Buildings Committee look into water testing
 - Board plans to ask the Buildings Committee to look into why some of the slate and shingle roofs are staining. Tom Sporney is in contact with the slate quarry.
 - The Board asks that the Buildings Committee NOT undertake projects without the Board assigning them to the Buildings Committee.
 - Staff liaison:
 - HVAC @ 70%
 - Attic work @ 99% - those not completed are due to Covid concerns
 - Doors @ 91%, but on hold due to supply chain delays
 - Windows @ 63%
 - Siding @ 83%
 - 10 of 11 Heat Pump water heaters for pilot program have been installed
 - PEPCO has extended for 3 years their rebate program that HIP has been taking advantage of.
 - Next up in replacement program are the 25 large townhouses and the 4 freestanding houses. Need to confirm scope of work.
 - Storm Water Management Task Force: No updates this month.
 - Sustainability subcommittee: No updates this month.
- Old Business - Discuss Priorities of the Buildings Committee
 1. I move that the buildings committee accept the edited ranked list of priorities for our work scope for the next cycle of business. (Passed 5-0-0)
 - I. HIP Post Mortem/Surveys & Member Education
 - II. EV Chargers/Electrifying Garages
 - III. Water Heater Heat Pump Pilot Continuation
 - IV. Stormwater Task Force
 - V. WSSC upgrades that effect GHI?
 - VI. Energy efficient solutions in Parkway Apartments/LED Lighting and Solar?
 - VII. GHI maintained additions? Ex: Home Surge Protection ask board for direction
 - VIII. Replacement Reserves
 - IX. Lightning Protection System
 - X. GHI wide Telecom/Internet network for members: revenue generating and savings for members
 2. Review plumbing maintenance data

- I. The Buildings Committee asked staff to provide data on the type and severity of plumbing failures.
 - II. Erin B. is working on analyzing this information. Not all issues are connected to pipes, some are due to issues with fixtures and appliances.
- New Business - Electric supply at GHI garages for EV charging.
 1. Water testing plan in GHI units 20 min.
 - i. The Buildings Committee agreed that GHI should test water in the units.
 - ii. Testing - focus on statistical normalcy, rigorous, affordable.
 - iii. GHI has map of water mains.
 - iv. Determine overall condition of water quality in GHI (statistical report). If a member complains about the water in their unit, then consider testing in that unit.
 - v. Joe R will do some research on what should be included on the test and a handful of companies to refer to the Board.
 2. Electric supply pilot project design in GHI garages.
 - i. Provide options on who will pay for electrical service
 - ii. Include solar option if feasible
 - iii. Issue of who would bear costs is significant
 - iv. Installation details important, i.e. trenching, etc.
 - v. Solar could make more cost effective.
 - vi. One part of EV solution

It is moved that the Buildings Committee recommend that GHI determine the cost of connecting a set of rental free standing garages to the grid for the purpose of enabling electric charging and other uses. Passed 7-0-0

Meeting adjourned ~8:29 pm.