

# GHI Long-Range Planning Committee Minutes

July 20, 2021

**Members present:** Ben Fischler, Ed James, Ralph Koziarski, Jason Luly, Cynthia Newcomer

**Other attendees:** Stephen Holland, Maya Robinson, Peter Teuben, Wayne Williams

The meeting started late after difficulty accessing the Zoom. First-time guests Maya and Peter Teuben (who is in the process of joining GHI) were welcomed. Cynthia volunteered to facilitate since we currently do not have a committee chair.

## LRPC Goals

The group reviewed the goals document which has been in process since last year. There was feedback from several attendees that the document is somewhat confusing -- some goals and actions vague and others specific. The columns don't go from general to specific. There is a question of how to balance the desire to get the document to the Board soon and the need for it to be understandable. Maya volunteered to work on getting it more organized.

Comments made by reviewers former GHI and LRPC member Rosanne Douglas and member Montrese Hamilton were reviewed. Several new ideas offered by reviewers were discussed in detail. Comments were also added to the Goals document.

- Establish a "GHI Certified" program for contractors, tradespeople, and others to train them on the unusual aspects of working in these buildings. (Montrese). This could be pricey and risky. Renovations are outside of GHI's scope. Question of how we train our own staff. Could fold into fee for service program. There are three categories we could consider:
  - GHI contractors
  - Contractors hired by members
  - Contractors hired by GHI for members

### **Maya volunteered to work on wording.**

- GHI to publish an annual report of inspection results to keep management accountable for the condition of roofs, crawlspaces, electrical, plumbing, etc. (Montrese). There was discussion of who this report would go to -- full membership, Board, Audit Committee.

### **Ralph volunteered to work on this idea.**

- There were several ideas related to marketing and to partnering with the City of Greenbelt to bolster business development but there was no discussion
- Several reviewer comments remain to be addressed next time
- **Ben to review Montrese's comment about a duplicative goal/action and make a suggestion**
- **Cynthia to review Montrese's comment about where the goal on members who cannot afford rising fees should go**

- **Stephen volunteered to proofread the report when it is ready**

Guest Peter Teuben also raised several suggestions for the Adapt to our Lives & Times section

- Geothermal energy
- Internet is not move-in ready
- Sample spreadsheet for people buying a house

## LRPC Listserv

The LRPC listserv is expected to no longer exist in the future because the operator of the platform died. We don't have word from staff on a timeline or a solution to our listserv needs.

**Ralph has suggestions about a forum that he will write up. Cynthia will reach out to staff about options and share Ralph's idea.**

## Next Meeting

Next meeting is August 17. Our goal will be to determine the goals document organization, finish with reviewer comments, and review assignments that people volunteered for. We will also discuss resubmitting the initial findings report that we shared with last year's Board.