

To: GHI Board of Directors

Cc: GHI Audit Committee

From: Eldon Ralph, General Manager

Date: 3/25/2022

SUBJECT: Items to be discussed during the Work Session with Attorney Joe Douglass on March 31, 2022.

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GHI's retainer agreement with Whiteford, Taylor & Preston, LLP includes an annual work session with the Board of Directors to review legal affairs of the cooperative. On January 20, 2022, the Board decided to discuss the following matters with Attorney Joe Douglass (a Principal with Whiteford, Taylor & Preston, LLP) during a work session that will be chaired by Board President Brodd:

1. Display of Flags and signs - Occasionally, some members complain about displays of signs and flags in neighboring premises. What restrictions should GHI consider imposing regarding the display of flags and signs on units and in yards?
2. Disposition of a unit after a member is deceased – GHI does not have any specific regulations to ensure timely transfer of the membership interest in a unit to a new member. There have been several instances where members passed away and non-members resided in the deceased members' units for several years without GHI's knowledge. What regulations should GHI enact to ensure timely transfers of the membership interest in units after members die?
3. Granting exceptions to rules and regulations – The ramifications of granting members too many exceptions to rules and regulations.
4. HO-6 insurance policies – Can GHI require members to obtain HO6 insurance policies?
5. Occupancy Criteria Rules – From time to time, staff encounters situations where adjacent members complain that a unit has been unoccupied for more than a year; however, the absentee member is easily able to provide documentation based on the current Occupancy Criteria rules (attachment #1), to show that they reside in the unit. How can the Occupancy Criteria rules be tightened?
6. Marijuana use – What restrictions can community associations like GHI impose on marijuana use, since it is now legally classified as a medicine in many states including Maryland?
7. Member Complaints Procedure – The procedure (attachment #2) does not expressly address complaints against non-member tenants or by a non-member against a member regarding an incident that occurs on GHI's premises. How should the procedure be revised to include these situations?

8. Members on multiple Mutual Ownership Contracts – At present there are no bylaw or other policy restrictions against a member obtaining a membership interest in multiple units. Should GHI formulate a policy regarding this issue and if so, what restrictions should be considered?
9. Publication of audiovisual recordings of open Board and committee meetings – What are the pros and cons of publishing these recordings on GHI's website?
10. Unofficial GHI Social media platforms – There are several unofficial social media platforms in the GHI community where members including Board members in their capacity as members, post information. What actions should GHI take to protect itself from liability?
11. Using images from the internet - What are the potential legal ramifications of inserting images obtained from the internet during a Google search, into GHI rules that are being formulated? Can we use the images without attribution since they are in the public domain, or do we need to cite the source of the images?