

MOTION: THAT THE BOARD OF DIRECTORS APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGE:

- **JENNIFER FRANKLIN TO JENNIFER MOSIER**

Moved: James

Seconded: Novinski

Carried - 8

4. Committee Reports

No written committee reports received.

5. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA.

Moved: Hickey

Seconded: Agans

Carried - 8

6a. Minutes Submitted for Approval (CA)

- November 20, 2008, Regular Session

MINUTES OF NOVEMBER 20, 2008 WERE APPROVED BY CONSENT AGENDA.

6b. Auditing Firm Bids for 2008 – 2nd Reading & Final Passage (CA)

Solicitation letters were sent to CPA/Auditing firms requesting a proposal to prepare GHI's and GDC's consolidated year end audits and tax returns. Three proposals were received and the Board, on December 18, 2008, approved on first reading, the firm of Murphy and Murphy to perform the GHI/GDC consolidated audits for the years ending December 31, 2008 (\$14,900), 2009 (\$16,000) and 2010 (\$17,000), plus tax return preparation for Maryland and federal tax returns for both. Subsequent year's engagements are to be brought back to the Board for reaffirmation annually, pending satisfactory performance of services.

APPROVED BY CONSENT AGENDA: SECOND READING AND FINAL PASSAGE OF AUDIT FIRM MURPHY & MURPHY CONSENT.

6c. Spending Authorization #1 for 2009 – 2nd Reading & Final Passage (CA)

On December 18, 2008 the Board approved on first reading Expenditure Authorization #1 for 2009 in the amount of \$6,930,020.

APPROVED BY CONSENT AGENDA: SECOND READING AND FINAL PASSAGE OF EXPENDITURE AUTHORIZATION #1, IN THE AMOUNT OF \$6,930,020.

6d. Business Owners' Insurance Policy – 2nd Reading & Final Passage (CA)

On December 18, 2008 the Board approved on first reading the expenditure of \$411,761 for the renewal of the business owners' insurance package for 2009 with The Travelers.

APPROVED BY CONSENT AGENDA: SECOND READING AND FINAL PASSAGE OF THE EXPENDITURE OF \$411,761, FOR THE RENEWAL OF THE BUSINESS OWNERS' INSURANCE PACKAGE FOR 2009 WITH THE TRAVELERS.

6e. Yard Line Certification: 34 Court Ridge Road

Manager of Technical Services, Tom Sporney summarized the background information for the Board. At its meetings during the fourth quarter of 2008, the Yard Line Committee discussed and reviewed yard boundaries for 34 Court Ridge Road. This court was originally discussed in early 2005, and the process and discussion was tabled at that time because of difficulty in deciding on side yards of several of the units. After the Board recently reviewed widths of side yards and made a rule change regarding side yards, the committee again reviewed the plats and made recommendations to the Board. Sporney then summarized the committee's recommendations on specific yards. The proposed yard plats that remain controversial are for units 34F and 34M Ridge Road.

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 34 COURT RIDGE, EXCEPT UNITS F AND M AS PRESENTED.

Moved: Agans

Seconded: Robles

Carried - 8

The Board discussed unit 34F Ridge Road, which has a paved surface in the yard. Yard Line committee Chair, Dianne Wilkerson noted that a letter was discovered in the file from 1985 requesting that a previous owner convert the paved area to grass. It was noted that soil would be the preferred surface because it would act as a filter, which would cause fewer chemicals to seep into the Chesapeake Bay. Ms. Long of 34F Ridge Road requested to keep the paved area for safety reasons and because it is handicap accessible. The Board discussed the possibility of having the paved area broken up and noted that it might make a more significant environmental impact to break up the pavement and move it to a landfill. The most environmentally friendly option might be to leave it alone. Director Agans disagreed and voiced her desire to protect Beaverdam Creek. Because of this, she communicated her support for Plat Option B, which stipulates that the paved surface be removed at GHI's expense at resale and replaced with soil, seed and straw. Director Novinski agreed and noted her support of Plat Option B. The following motion was made in support of Plat Option C:

MOTION: THE BOARD OF DIRECTORS APPROVES OF YARD PLAT OPTION C FOR 34F RIDGE ROAD, SPECIFICALLY THAT THE PAVED SURFACE WITHIN THE YARD REMAINS AND IS THE MEMBER'S RESPONSIBILITY TO MAINTAIN. THE MEMBER'S ASSIGNED PARKING IS IN THE GARDENSIDE YARD, AND NOT IN THE COURT PARKING LOT. THE PREVIOUSLY ASSIGNED PARKING SPACE WILL BECOME A VISITOR'S SPACE.

Moved: Morse

Seconded: McFadden

Carried - 5-2

The Board then discussed the yard plat for unit 34M Ridge Road. Member Kathy Hall addressed the Board, noting her displeasure with the proposal to bring in her yard by 10 feet. She added that the fence was there when she moved in and she has lived in the unit for 25

years. The fence is still in good condition. Wilkerson reminded the member that she would not be required to move the fence until it needs to be replaced. Ms. Hall added that the yard was one reason she chose to purchase this particular unit. Wilkerson noted that the GHI Handbook states that the maximum allowable yard size is 75 feet in all cases.

MOTION: THE BOARD OF DIRECTORS APPROVES OF THE YARD PLAT FOR 34M RIDGE ROAD, AS PRESENTED.

Moved: Mazursky

Seconded: Hickey

Carried - 8

6f. Strategic Plan Meeting

General Manager Overdurff requested to know how the Board would like to proceed with the Strategic Plan meeting on January 24th. She suggested that the Board consider reviewing the mission statement and perhaps including a brainstorming session about issues with carrying out the mission. It might be valuable to look at the components of the Strategic Plan and identify whether or not the Board is satisfied with the results or needs to adjust goals, etc. Director Robles announced that she would not be able to attend the meeting on the 24th, but would like to review the Strategic Plan and leave comments. Director Hickey also announced he would not be able to attend the meeting. Staff agreed to email the Strategic Plan to the Board in advance.

7. Items of Information

No comments.

8. President

President Lewis made several announcements:

- She wished everyone a Happy New Year and congratulated Director Mazursky on the birth of his daughter
- She announced the sad news of Pearl Siegel's death January 5
- Recently she received a call from Ingrid Turner's office requesting the date of the GHI Annual Meeting. Ms. Turner wants to attend.
- She met with the chairs of the Marketing and Member and Community Relations committees about consolidating the calendar. She also announced plans to create a volunteer database for one time projects such as envelope stuffing, leaf bag distribution, etc.

9. Board Members

Director James announced that the Member and Community Relations committee met last night and agreed upon a calendar, which would be sent out soon. The Woodlands committee has almost completed the herbicide report and it should be ready for the next Board meeting. The Buildings committee recently had its pre-bid meeting regarding the rehab. **Director Robles** apologized for missing the Executive Session. She also congratulated Director Mazursky on the birth of his daughter. **Director Novinski** noted that she anticipates a 2009 filled with hard work and productivity. She also noted her pleasure with the positive article

about the compressed work week. **Director Hickey** announced that the Architectural Review Committee is still working on suggestions for rule changes regarding siding on homes. **Director Morse** also congratulated Director Mazursky and announced that the chair of the Communications committee recently stepped down. President Lewis will temporarily fill that position. He also announced the GHI Energy Use survey and the drawing for cash prizes as an incentive to respond. **Director McFadden** encouraged people to attend the meeting Saturday at the Greenbrier Apartments regarding transportation issues and budget cuts. Director Agans announced that the Investment committee and Finance committee will be meeting on the 21st. She also added that she would be marching in the Inauguration Parade. **Director Mazrusky** wished everyone a Happy New Year. He also announced the birth of his daughter Elsa Sophia, born on December 24th. **Director Hickey** announced that the Public Safety Advisory Committee recently met and announced that the overpass on B/W Parkway will be finished within 30 days with cameras and a telephone booth. He added that the City is implementing a safety program with location placards around the lake to notify the fire department of specific location in case help is needed.

10. Manager

General Manager Overdurff congratulated Director Mazursky. She also reported that the City received 14 applications for their accessible housing program; inspections will start next week to ascertain need. Director of Finance, Joe Perry wished everyone a happy new year and congratulated Director Mazursky. He reported that the tax letters will be sent out before the end of January. Both Joan Krob, Director of Member Services and Brenda Lewis, Director of Human Resources congratulated Director Mazursky. Lewis also added that the deadline for the next issue of the Communicator is January 20th. She also updated the Board on the publicity campaign for the compressed work week, which is scheduled to start in February.

MOTION: TO ADJOURN.

Moved: Agans

Seconded: McFadden

Carried - 8

The meeting adjourned at 8:44 p.m.

Ed James
Secretary