

Minutes  
GHI Board of Directors  
January 10, 2008

Present: Agans, Alpers, Lauber, Lewis, Mazursky, McFadden, Morse, Robles

Excused Absence: Hickey

Others in Attendance:

Gretchen Overdurff, General Manager  
Eldon Ralph, Director of Physical Plant Operations  
Joan Krob, Director of Member Services  
Tom Sporney, Staff Engineer  
Matt Berres, Landscape Specialist  
Dianne Wilkerson, Chair, Audit Committee  
Michael Iacangelo, Audit Committee  
Genevieve Courbois, Recording Secretary  
Kathy Labukas  
Eric Henson  
Catherine Hulbert  
Marian Klett

President Lewis called the meeting to order at 7:35 p.m.

1. Approval of Agenda

**MOTION: TO APPROVE THE AGENDA AS REVISED.**

Moved: Lauber

Seconded: McFadden

Carried 7-0

2. Visitors and Members

The members in attendance from 7 Court Research Road **submitted** a letter of concern to Manager Overdurff. President Lewis thanked them for coming and said that they would receive an update on the issue.

3. Approval of Minutes

No minutes were submitted for review.

4. Approval of Membership Applications

**MOTION: THAT THE BOARD APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGES:**

- **CORY FOMINAYA, TERENCE FOMINAYA & PATRICIA FOMINAYA, TO CORY FOMINAYA AND TERENCE FOMINAYA, JOINT TENANTS PATRICK HIGGINS AND SHAWN HICKEY-HIGGINS, TENANTS BY THE ENTIRETY, TO SHAWN HICKEY-HIGGINS, SOLE OWNER**
- **ANGELA SALTER, SOLE OWNER, TO GREENBELT HOMES, INC., GRETCHEN OVERDURFF, NON-CORPORATE DESIGNEE**
- **JAMES WAMALING, SOLE OWNER TO GREENBELT HOMES, INC., GRETCHEN OVERDURFF, NON-CORPORATE DESIGNEE**
- **KELLY RONAYNE, SOLE OWNER TO GREENBELT HOMES, INC., GRETCHEN OVERDURFF, NON-CORPORATE DESIGNEE**

Moved: Lauber

Seconded: Morse

Carried 7-0

5. Committee Reports

No discussion.

6a. Proposed Alternate Storm Drainage, 5K Ridge Road

Staff Engineer Sporney explained that Ms. Labukas' request to construct a gardenside addition was originally permitted in September 2006 and included rerouting the existing underground storm drain around the perimeter of the proposed footprint of the addition. As construction proceeded, surface excavation to perform this rerouting was not an option because of the large tree in the yard. Several solutions were explored. Sporney said that staff recommends a plan that surfaces the storm water runoff and incorporates a rain barrel. As this proposal does not comply with GHI rule §X.D.9 and standard review policy for addressing GHI storm drain interferences, an exception is requested. Sporney emphasized that this is an ideal solution from a storm water management perspective and staff will work closely with the member and contractor on logistics. The Architectural Review Committee 4-0-0 recommends an exception to GHI rules regarding reconnecting existing underground storm drains and that the member be allowed to resolve with GHI staff the drainage issues on site rather than reroute the underground storm drain.

Ms. Labukas emphasized the importance of retaining the large tree on the gardenside as it will provide shade over the addition. President Lewis thanked the member for her patience during this two-year period, and her dedication to finding a good solution to a difficult storm drain problem.

**MOTION: THE BOARD OF DIRECTORS DOES ALLOW AN EXCEPTION TO GHI RULES REGARDING RECONNECTION OF STORM DRAIN RUNOFF TO EXISING UNDERGROUND STORM DRAINS AT 5G-K RIDGE ROAD.**

Moved: Lauber

Seconded: Robles

Carried 7-0

6b. Committee Charters

President Lewis reported that she has Committee Charters for the key resource areas but not from all of the subgroups. The Board will meet on Sunday, January 13 at 2:30 p.m. to review and discuss the charters in advance of a regular Board meeting. President Lewis emphasized the need to delegate strategic plan items to the appropriate party, and also ensure that those items not detailed in the plan are fulfilled. She said that committees will be able to review and comment on the draft charters.

6c. Renewal of Forest Conservation Management Agreement (FCMA)

The Woodlands Committee is recommending renewal of the current Forest Conservation Management Agreement (FCMA) with the Maryland Department of Natural Resources for a period of 5 years from February 2008 to February 2013. The GHI Woodlands Committee is the primary body responsible for monitoring the FCMA and organizing management activities under the Stewardship Plan.

Director of Physical Plant Operations Ralph said that participation in the FCMA program results in \$6,060 per year in tax savings for GHI based on preferential tax treatment. He said that a new plan is generated every fifteen years and renewed in 5-year increments.

**MOTION: THE BOARD OF DIRECTORS APPROVES RENEWAL OF THE CURRENT FOREST CONSERVATION MANAGEMENT AGREEMENT WITH MARYLAND DEPARTMENT OF NATURAL RESOURCES FOR A PERIOD OF FIVE (5) YEARS, FROM FEBRUARY 2008 TO FEBRUARY 2013.**

Moved: Robles

Seconded: Morse

Carried 7-0

6d. Pest Control Contract – 2<sup>nd</sup> Reading

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH ATEK PEST MANAGEMENT FOR A PERIOD OF 3 YEARS, COMMENCING FROM JANUARY 14, 2008, IN ACCORDANCE WITH THE PRICE SCHEDULE LISTED BELOW:**

**Prices for 2008**

Category of treatment	Prices
Cost of treatments per week for up to 15 units excluding specialty pests	\$225.00
Cost per extra building unit for pest control treatments that exceed 15 units per week	\$15.00
Cost per residential unit for re-sale inspection	\$35.00
Cost per residential unit for treating termites	\$265.00
Cost per garage unit for treating termites	\$225.00
Cost per residential unit for treating carpenter ants	\$150.00

<b>Cost per garage unit for treating carpenter ants</b>	<b>\$150.00</b>
<b>Cost per unit for treating carpenter bees</b>	<b>\$75.00</b>
<b>Cost per unit for treating bed bugs</b>	<b>\$125.00</b>
<b>Cost per unit for treating fleas/ticks</b>	<b>\$125.00</b>
<b>Cost per unit for treating flies</b>	<b>\$95.00</b>
<b>Cost per unit for treating bees/wasps/hornets</b>	<b>\$65.00</b>
<b>Cost per unit for treating lice</b>	<b>\$95.00</b>
<b>Cost per unit for treating external rodents</b>	<b>\$9.00 per station</b>

### Prices for 2009 and 2010

<u>AR</u>	<u>YE</u>	<u>PRICE INCREASE</u>
<b>2009</b>		<b>1.5% over 2008 prices</b>
<b>2010</b>		<b>1.5% over 2009 prices</b>

Moved: Alpers

Seconded: Lauber

Carried 7-0

Director of Physical Plant Operations Ralph noted that per Director Morse's request, the word "pet" in the contract materials was changed to read "companion animal."

#### 6e. Policy Change Requirements

The Board reviewed and offered changes to a document drafted by Director Agans for use in complying with a policy adopted by the Board in November 2007 which requires justification and an impact statement for rule changes. President Lewis said that the document will prove helpful. The Board will review the finalized document at the January 24<sup>th</sup> meeting.

#### 7. Items of Information

The Board reviewed the Contract Processing Activity Report. Director Agans suggested sharing the results with the Green Ribbon Task Force and the SDP Committee. The

Board inquired about the decrease in pre-purchase orientation attendance and suggested clarifying some of the age demographic categories.

#### 8. President

President Lewis signed a letter to Errol Mazursky thanking him for his service on the SDP Committee. She said that the going-out-of-business sale for the Artifacts Garage will be held on January 13, 20, and 27 from 2 – 4 p.m. in garage #28 at Crescent and Parkway Roads. Member Lora Katz had a professional framer examine the large framed photograph of GHI (c. 1966) in the GHI library; the framer determined the print is in need of extensive photograph preservation which could be very expensive. Ms. Katz suggested GHI pursue a grant to fund the photograph's preservation.

President Lewis indicated the need for the Board to meet with the Nominations & Elections Committee and the Audit Committee; a meeting date of Thursday, January 24 at 6:30 p.m. was suggested. The Board discussed past challenges with the N&E Committee; President Lewis emphasized the importance of separation, but the necessity of communication.

President Lewis reminded attendees that a work session on non-walkway hedges, featuring guest speakers, is scheduled for January 14 at 7:00 p.m. She encouraged member attendance and emphasized the need for member input. Director of Physical Plant Operations Ralph said that it is important to determine what is meant by the term “non-walkway” hedge. Landscape Specialist Matt Berres suggested it is a hedge between two yards.

President Lewis introduced the idea of having a feature column in the Newsletter where the Board of Directors looks at suggestions from members and possibly offer an award for the best suggestion. She emphasized the importance of keeping GHI communications clear and well-organized; for example, the new harassment policy was distributed to members but there was no indication of where to file it in the handbook. She suggested that a summary of rule changes that have occurred within the year be regularly included with the newsletter.

#### 9. Board Members

Director Robles provided an update on her visa situation. She also has a new email address: *luisafroble@gmail.com*. Director Lauber said that a member approached her

about the status of getting garage doors and walls on garage units; she also inquired when members would receive a report on proposed methods for improving GHI’s heating and air conditioning systems. Director of Physical Plant Operations Ralph asked that the member contact him directly. Director Alpers suggested scheduling a Member Complaints Panel meeting for January 28 or 29. Director Agans announced a Finance Committee meeting on January 16. She also inquired about a yellow color member input form and understood the form was not well-received by some members. Director McFadden said she was approached by a member about improving the lighting in the

boatyard. She also provided an update on the New Deal Café, and said it may close its doors at any time.

Audit Committee member Iacangelo inquired if the condition of the unit below him could pose health risks to him, and if it does possibly cause his respiratory problems. General Manager Overdurff said that GHI would be unable to work on the unit until after February 4.

10. Manager

General Manager Overdurff informed the Board that CJ Evans has resigned her position as Executive Assistant; her last day is February 1, 2008. Resumes are currently being accepted. Patty Bergemann who has filled that position on a part time basis is also leaving to do her student teaching.

**MOTION: TO ADJOURN.**

Moved: Mazursky

Seconded: Morse

Carried 7-0

The meeting adjourned at 9:45 p.m.

Dorothy Lauber  
Secretary