

Minutes
GHI Board of Directors
January 22, 2009

Present: Agans, Hickey, James, Lewis, Mazurksy, Morse, McFadden, Novinski

Excused Absence: Robles

Others in Attendance:

Gretchen Overdurff, General Manager	Peter Blank, Woodlands Committee
Joan Krob, Director of Member Services	Betty Deitch
Joe Perry, Director of Finance	Jean Newcomb
Eldon Ralph, Assistant General Manager	Tom Moran
Tom Sporney, Manager of Technical Svcs.	Darlene Brengle
Brenda Lewis, Dir. of Human Resources	Joe Murray
Matt Berres, Sustainable Design & Quality Assurance Manager	Joanne Kellaher
Dianne Wilkerson, Chair, Audit Committee	Caitlin Phillips
Dorothy Lauber, Audit Committee	Vanessa Phillips
CJ Evans, Recording Secretary	Lora Katz, Woodlands Committee
	John Ausema

President Lewis called the meeting to order at 7:30 p.m.

1. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS REVISED

Moved: Hickey

Seconded: Novinski

Carried - 7

2. Visitors and Members

Tom Moran appeared before the Board to communicate his frustration in the process for installing an energy saving heat pump to provide heat and air conditioning to his home. In working with Technical Services, he was told he needed to obtain approval from his neighbor for the heat pump. His neighbor does not live in the home and Mr. Moran explained that GHI would not give him the neighbor's contact information without first contacting the neighbor to get permission to release the contact information. He requested that his neighbor call GHI to give consent, but he was told that oral consent was not enough, the approval needed to be in writing. Mr. Moran opined that this process is excessive and discourages people from doing things. The HVAC unit is no louder than the one already in place, so he did not feel neighbor consent should be required. Mr. Moran stated he searched on the GHI website and found discrepancy in the information he was given. After speaking with Technical Services the website was soon modified to confirm that neighbor consent was required. Mr. Moran shared his concern that the rules had seemed to change; that he should

not have to follow rules that are not listed in the handbook and it seems Technical Services is violating the Bylaws by changing the rules.

It was noted that the Architectural Review committee has spent a significant amount of time on the issue of neighbor consent recently. It was also noted that the rules had not been changed on the website, but instead the summary of the approval process. President Lewis requested that General Manager Overdurff follow up with staff on this issue. The ARC would also be consulted to decide if the rule needs to be adjusted, perhaps to take into account the decibels of sound when requiring neighbor consent. Director Agans added that the internet handbook is the most current version of the rules.

3. Approval of Addendum for Trust Ownership and Trustee's Affidavit

Members Daniel J. and Virginia N. Obester, of 11J Ridge Road, request approval of their Addendum for Trust Ownership and Trustee's Affidavit. Members Daniel and Virginia Obester will serve as trustees and beneficiaries under a trust agreement dated November 24, 2008. The updated Mutual Ownership Contract will be presented for approval under new memberships.

Members Herbert C. and Cary P. Wade of 10C Plateau Place request approval of their Addendum for Trust Ownership and Trustee's Affidavit. Herbert Wade will serve as trustee and Cary P. Wade will serve as a beneficiary under a trust agreement dated July 2, 1996. The updated Mutual Ownership Contract will be presented for approval under new memberships.

4. Approval of Membership Applications

MOTION: THAT THE FOLLOWING PROSPECTIVE MEMBERS ARE ACCEPTED In THE COOPERATIVE AND MEMBERSHIP AFFORDED THEM AT THE TIME OF SETTLEMENT.

- JOY SLEETH, SOLE OWNER
- V. BETH KUSER OLSEN, SOLE OWNER
- JOHN NORDEN, ARNOLD NORDEN AND BETH NORDEN, JOINT TENANTS

Moved: James

Seconded: Morse

Carried - 7

MOTION: THE BOARD OF DIRECTORS APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGES:

- DANIEL J. OBESTER AND VIRGINIA OBESTER, TRUSTEES UNDER TRUST DATED NOVEMBER 24, 2008
- HERBERT WADE AND CARY WADE, TRUSTEES UNDER TRUST DATED JULY 2, 1996

Moved: James

Seconded: Hickey

Carried - 7

5. Committee Reports

None.

6. Consent Agenda**MOTION: TO APPROVE THE CONSENT AGENDA.**

Moved: Agans

Seconded: Mazursky

Carried - 7

7a. Minutes Submitted for Approval (CA)

- December 4, 2008, Regular Session
- December 18, 2008, Regular Session

MINUTES OF DECEMBER 4 AND DECEMBER 18, 2008 APPROVED BY CONSENT7b. EZ Pay Drawing

Each quarter, the Board holds a drawing for those members enrolled in the EZ Pay Program. GHI member Paul Cocchiario of 1A Westway was randomly selected during the meeting to win \$200 toward his coop fee.

7c. Subleasing Policy

Recently, the Marketing Committee reviewed the current policy on subleasing. Several changes were discussed that may better protect the Cooperative and more clearly define the subleasing requirements. The committee submitted proposed changes on the revised policy draft reflecting its recommendations.

Subleasing is generally discouraged and requests are carefully reviewed by management prior to approval.

MOTION: THE BOARD OF DIRECTORS APPROVES OF THE REVISED SUBLEASING POLICY AS PRESENTED JANUARY 22, 2009.

Moved: Agans

Seconded: Novinski

Carried - 7

7d. Finance Committee Motion re: RLDP Loans

Director Agans stated that Betty Deitch, is present this evening. She is trying to re-finance but has a RLDP loan with GHI; however, she wishes not to include the loan amount in the refinancing. Agans noted ten other members have such loans which could be problematic to them as well. She said the Finance Committee discussed the matter in-depth and offers the following motion:

MOTION: IN THE EVENT A MEMBER WISHES TO REFINANCE AND HAS OUTSTANDING LOANS TO GHI, THE AMOUNT TO BE REFINANCED PLUS TOTAL DEBT TO GHI SHALL NOT EXCEED FORTY PER CENT (40%) OF THE CURRENT VALUE OF THE MEMBER'S HOME. THEREFORE, THIS MAY PLACE GHI IN A SECONDARY POSITION IN THE EVENT OF THE MEMBER'S DEFAULT.

Moved: Agans

Seconded: McFadden

Carried - 7

7e. Woodlands Committee Report: Use of Herbicides in the Stewardship of GHI Natural Areas.

The Board received a report from the Woodlands Committee entitled, “Use of Herbicides in the Stewardship of GHI Natural Areas.” President Lewis stated that the Board would not be making a decision tonight regarding use of herbicides but would respond to questions from members. Darlene Brengle presented to the Board a petition with signatures from members, along with a packet of information from her own research on this topic. Ms. Brengle and Jean Newcomb communicated their feeling that Board’s role is to do what is best for the community. A lengthy discussion brought forth the following:

- Research presented by Brengle and Newcomb addresses agricultural methods of application quite different from GHI’s approach, which is targeted application in limited areas.
- A suggestion that goats be used as an alternative.
- Reaffirmation that the Woodlands committee recommends an integrated pest management strategy, similar to strategies used by the National Park Service and other National Park agencies.
- Various classifications of herbicides; GHI has only used a category-4 chemical which is unregulated and is considered the least hazardous chemical available.
- Material safety data sheets (MSDS) and the toxicity level between table salt and chemicals used by GHI staff.
- Research done in Sweden, the Netherlands and Denmark and the findings related to Glyphosate exposure and cancer and/or melanoma.
- Concern not only over exposure to Glyphosate but mixture with other chemicals.
- Explanation of the usage of labels by the EPA; that Glyphosate or RoundUp Pro is labeled “Caution,” which is the lowest rating and does not contain the surfactant known to cause health risks.
- Concern over the chemical seeping into the water supply, countered by the fact that the herbicide binds to the soil and is not water soluble; with direct application to plants water contamination is unlikely.
- Sources of data and reliability of the testing agency.
- That every effort was taken by the Woodlands committee to provide balanced information so that the content of the report would not be based on hearsay or personal knowledge.
- Explore offering bamboo to the national zoo.

President Lewis announced that use of herbicides would be on a future agenda for action.

7f. Marketing Committee Advertising Campaign

Recently the Marketing Committee met to review its goals from their Strategic Planning Session. One of the goals is to market the GHI Cooperative in the community throughout the coming year. A suggestion was made by a committee member to have a contest to see who could provide the most creative and eye catching ad. It was clarified that there would be just

one prize given to the person with the best idea. Director Agans opined that it would be necessary to get a release of materials in order to obtain ownership for licensing.

MOTION: THE BOARD OF DIRECTORS APPROVES OF THE MARKETING CONTEST SPONSORED BY THE MARKETING COMMITTEE AND DIRECTS THE COMMITTEE TO PROCEED.

Moved: Agans

Seconded: Mazrusky

Carried - 7

7g. Disposition of GHI-Owned 69M Ridge Road

In August of 2004, the members reported the presence of black soot on the surfaces of the interior of the home. Several environmental specialists were hired at different times to try to determine the cause of this unusual phenomenon known as “ghosting.” A great deal of time and resources were utilized in attempts to resolve and remediate the problem without success. Finally, in November of 2007 GHI purchased back the occupancy rights and equity interest. After the unit was vacated, it was thoroughly cleaned and monitored and no signs of the “ghosting” reappeared. In May of 2008, the unit was rented to an employee so conditions could be closely monitored while once again being inhabited. A recent inspection indicates no signs of the black soot. At this point, it seems reasonable to conclude that there is no ghosting problem in this unit. Staff believes that the unit is now ready for a new owner.

General Manager Overdurff reported that the GHI employee currently living in the unit is interested in purchasing the home. She asked the Board if it would like to offer the staff person first option to purchase the unit for the current market value of the home. The Board discussed continuing to rent the unit in order to monitor the situation and to prevent the coop from losing the value of the asset. It was noted that staff does not feel the unit needs to be monitored further. It was reaffirmed that the staff member would not be offered a “deal”; he would just be given the first option to purchase the unit at market value.

MOTION: THE BOARD OF DIRECTORS DIRECTS STAFF TO GIVE THE CURRENT TENANT OF 69M RIDGE ROAD FIRST OPTION TO PURCHASE 69M RIDGE ROAD AT ITS CURRENT APPRAISED PRICE.

Moved: Agans

Seconded: Morse

Carried - 7

7h. NCBA Letter

Recently GHI received an email from the NCBA asking for support for a letter they are writing to congress in which they request that coops be included as eligible businesses. Director Morse opined that GHI probably couldn't ask for benefits for the cooperative, but could write in support of the effort. The Board discussed possible tax credits, but noted that the credits would go to the individual rather than to the coop. The possibility of using these tax credits for part of the rehab was mentioned. The Board agreed that it should support the NCBA in this effort; President Lewis agreed to draft the letter.

8. Items of Information
No discussion.

9. President

President Lewis made several announcements:

- She wished Director Morse a happy birthday
- She appointed Gail Phillips to be a court liaison
- She reported that she heard from Ingrid Turner regarding public transportation. She will continue to support dialogue to come up with the best transportation plan. Ms. Turner plans to stop by on the 31st workshop on interconnectivity in Greenbelt
- A Letter was received from the City regarding the installation of curbs on Westway, with an estimate of \$50,000. The letter also indicated that impacted hedges will be replaced by significantly smaller plants. This item will be considered for the 2010 budget. She added that the Board will have representation at that budget meeting to show support. The hedge replacement alone is estimated at \$2,400.
- She reminded the Board of the new member social next Tuesday and requested that committee chairs be invited to attend.
- She shared the bad news regarding the Communications committee. They were planning to re-do the GHI website with the help of volunteer, Tom Jones. Mr. Jones has become sick and won't be able to work on it until next fall. The committee does not want to wait that long, so it is searching for someone else who could do the web design work.
- The Strategic Plan meeting will be this weekend

10. Board Members

Director Hickey reported that there are currently two crews working at 54 court of Ridge and are doing a great job. **Director Novinski** opined that time was used very well during this Board meeting and she felt the Woodlands discussion went well. She added that Mr. Moran, who was upset, did a good job of presenting his information. She noted that she was pleased that she had not heard negative response about the compressed work week. **Director Mazursky** wished Director Morse a happy birthday. He added that the Sustainable Design and Practices committee had an interesting discussion about energy audits. **Director Agans** reported that a date has not yet been announced for the city council transportation hearing. **Director McFadden** announced that Ed James is now the Board Liaison for the Woodlands committee. She also recognized those members with concerns about pesticides and added that serious consideration needs to be given to this issue. **Director Morse** inquired about the energy survey response from members. He was told that staff has received over 300 responses to the survey. Audit committee member **Dianne Wilkerson** wished Director Morse a happy birthday. She also joked about considering the idea of an "Ad Hoc Goat Herd Yard Line committee".

10. Manager

General Manager Overdurff announced that she had a copy of an article on capacity building that might be of interest to Board members before the meeting Saturday. She also announced that GHI staff would soon be having required customer service training for all employees. The

emerging coop leaders training (approximately 30 people) would also be taking place in the coming months. Director of Finance, Joe Perry announced that the tax letters were mailed out today and included a flyer notifying members of the compressed work week. Director of Human Resources Brenda Lewis reported to the Board that the following Monday, staff would be starting the longer hours to get them acclimated to the new schedule. The compressed work week officially starts the following week.

MOTION: TO ADJOURN.

Moved: Agans

Seconded: Mazursky

Carried - 7

The meeting adjourned at 9:37 p.m.

Ed James

Secretary