

Minutes
GHI Board of Directors
January 25, 2007

Board Members Present: Agans, Alpers, Hudson, Lauber, Lewis, McFadden, Moore, Morse, Ready (7:33)

Others in Attendance:

Gretchen Overdurff, General Manager	Dianne Wilkerson, Chair, Audit Committee,
Stephen Ruckman, Director of Finance	Marat Moore, Audit Committee
Eldon Ralph, Director of Physical Services	Michael Iacangelo, Audit Committee
Joan Krob, Director of Member Services	Ed James, Woodlands Committee
Brenda Lewis, Director of Human Resources	Lora Katz, Woodlands Committee
Tom Sporney, Staff Engineer	Beverly Dziduch
Genevieve Courbois, Recording Secretary	Chuck Hess
Matt Berres, Staff Liaison to Woodlands Committee	

President Lewis called the meeting to order at 7:30 p.m. She added *Item 6h. Strategic Planning* to the agenda and said that an Executive Session would be held after the meeting.

1. Approval of Agenda

By consensus, the Board approved the agenda as revised.

2. Visitors and Members

There were no visitors or members who wished to address the Board at this time.

3. Approval of Minutes

MOTION: MOVE APPROVAL OF THE MINUTES OF DECEMBER 21, 2006 AS REVISED.

Moved: Moore

Seconded: McFadden

Carried 7-0-1 abstention

Director Ready inquired about the unequally divided ownership allocation percentages for 8M Laurel Hill Road. General Manager Overdurff responded that these percentages were placed for inheritance purposes; legal counsel was obtained.

4. Approval of Membership Applications

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

- SHARON HUNT AND LOIS HUNT
- NATHAN B. RICH

Moved: Lauber

Seconded: Morse

Carried 8-0

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

- **ESTATE OF JOSEPHINE COE, SOLE OWNER, TO JOANNE M. THRIFT, SOLE OWNER**

Moved: Lauber

Seconded: Agans

Carried 8-0

5. Committee Reports

Woodlands Committee co-chair Lora Katz presented the committee's 2006 Fall Report. The PowerPoint presentation detailed activities in which committee members participated, committee accomplishments and events, and updates on on-going projects. She distributed a 2007 committee event calendar. The committee is on the web at www.ghi.coop/woodlands and also has a Yahoo! Group. Ms Katz thanked the Board for its support. President Lewis recognized the committee for its significant amount of activity.

6a. E-Z Pay Drawing

Ms. Solange Hess won the quarterly drawing for \$200 off next month's cooperative fee. Her name was chosen at random out of 1,007 eligible members enrolled in the E-Z Pay program.

6b. Woodlands Quarterly Report

This was presented under Committee Reports.

6c. Greener Greenbelt Update

Director Agans provided an update on the January 23rd meeting with the Green Ribbon Task Force and Carl Elefante and other members of the American Institute of Architects (AIA). She said that the Task Force would set up committees for this initiative at its next meeting on February 6th.

6d. Unpermitted Satellite Dish on Flat Roof, 41A Ridge Road

Ms. Beth Lemberg-Hima announced that she is no longer seeking an exception and will be removing the satellite dish.

6e. Yard Line Certification, 55 Ridge Road

Director Hudson said that the Ad Hoc Yard Line Committee is presenting 12 yard plats for 55 Court Ridge Road for certification. The committee met with Randy Schechter, and explained to him the process of rectifying member encroachment on common land and that Mr. Schechter left the meeting with an understanding and acceptance of the Cooperative's process for establishing yard lines.

In response to a question from Director Agans regarding yard lines, Director Hudson explained the purview of the Ad Hoc Yard Line Committee and added that the Matrix for an Encroachment Resolution is not ready for presentation to the Board. Director Ready clarified that the process as detailed to Mr. Schechter by Director Hudson was in theory, and likely will be that the owner will not need to move the shed until the unit is sold. The Board will ultimately determine any such course of action.

Staff Engineer Sporney noted that the fence at 55H Ridge Road has been removed; the shed at 55J Ridge Road is not in good condition and most likely the member will be directed to remove it. Landscape specialist Berres said that both he and Sporney met with Mr. Schechter about the yard line changes; the member expressed an interest in contributing his own time and resources in creating a natural commons in that area.

President Lewis acknowledged the hard work of the Ad Hoc Yard Lines Committee under Director Hudson's leadership. She said that the outcomes demonstrate the committee's skill. Director Ready acknowledged staff for their work as well.

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 55 COURT RIDGE AS PRESENTED.

Moved: Alpers

Seconded: Lauber

Carried 8-0

6f. 2007 Waste Removal Contract – 2nd Reading

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH GOODE TRASH SERVICE FOR TRASH DISPOSAL SERVICES OVER A 3-YEAR PERIOD COMMENCING FEBRUARY 1, 2007 BASED ON THE FOLLOWING CHARGES:

YEAR 1

**DISPOSAL OF TRASH FROM ONE 6-CU YD CONTAINER TWICE PER WEEK
- \$215.00 PER MONTH**

**DISPOSAL OF TRASH FROM ONE 30-CU YD CONTAINER - \$450.00 PER
PICK-UP, UP TO 6 TONS AND
\$60.00 PER TON FOR EVERY TON ABOVE 6 TONS**

YEAR 2

**DISPOSAL OF TRASH FROM ONE 6-CU YD CONTAINER TWICE PER WEEK
-\$221.45 PER MONTH**

**DISPOSAL OF TRASH FROM ONE 30-CU YD CONTAINER - \$463.50 PER
PICK-UP, UP TO 6 TONS AND
\$ 61.80 PER TON FOR EVERY TON ABOVE 6 TONS**

YEAR 3

**DISPOSAL OF TRASH FROM ONE 6-CU YD CONTAINER TWICE PER WEEK
- \$228.10 PER MONTH**

**DISPOSAL OF TRASH FROM ONE 30-CU YD CONTAINER - \$477.41 PER
PICK-UP UP TO 6 TONS AND**

\$ 63.66 PER TON FOR EVERY TON ABOVE 6 TONS

Moved: Moore

Seconded: Ready

Carried 8-0

6g. 2007 Committees

President Lewis presented the constitution of standing committees for 2007 and proposed charter and name changes for two committees. She said that the A&E Committee will become the Architectural Review Committee (ARC) and the Newsletter Committee will become the Communications Committee. She summarized the responsibilities for these two renamed committees as detailed in their proposed charters. Director Agans suggested the new committees be approached for their feedback on the proposed changes, which was echoed by other Board members. Director Morse was concerned about the use of “to oversee” in the proposed ARC charter; President Lewis suggested that he bring revised wording back to the Board.

Director Ready said that the committees usually draft charters and present them to the Board, rather than the reverse. She suggested that the committees review the charters before they are submitted to the Board. She voiced her concern about the significant increase in responsibilities compared with the current workload of the committee; President Lewis suggested that perhaps subcommittees could address the new responsibilities.

Director Agans noted that some members might be missing from the Woodlands Committee list. President Lewis said that they were not added if she did not receive a written confirmation; however, she said that they could be added to the list. Director Ready agreed to serve as Chair of the By-Laws Committee. In response to a question from Director Hudson, President Lewis said that a Board liaison would not be appointed to the Ad Hoc Yard line Committee as a Board member chairs it. Chuck Hess, said that the Investment Committee is not properly constituted; President Lewis said another Board member would be appointed.

President Lewis requested that the Architectural Review Committee and the Communications Committee review their proposed charters and provide feedback to the Board. She asked that this be put on a Board agenda in March.

6h. Strategic Planning

The Board rescheduled its strategic planning work session for Saturday, March 10 from 9 am – 4 pm.

7. Items of Information

No discussion.

8. President

No discussion.

9. Board Members

Director Agans requested that the Styrofoam cups used by GHI be replaced with cups made of an environmentally friendly material. General Manager Overdurff said that she is supportive of this suggestion and offered a way to accomplish it.

Director Lauber said that the new member social would be on Tuesday January 30th at 7 pm; she encouraged Board members to attend. She announced that the Woodlands Committee will be holding a trail maintenance day on April 14, and its first bird walk will be April 29.

10. Manager

General Manager Overdurff announced that she would be out of the office from January 31 through February 7.

President Lewis inquired of Director of Finance Ruckman if he had received any feedback on 2007 co-op fee letters mailed to members in December 2006. He responded that he had received less than ten calls.

MOTION: TO RECESS TO EXECUTIVE SESSION.

Moved: Moore

Seconded: Lauber

Carried 8-0

The meeting recessed at 8:39 p.m.

Dorothy Lauber
Secretary