





6b. Contract for Renovation: 42M Ridge Road – 2<sup>nd</sup> Reading (CA)

**APPROVED BY CONSENT: THAT THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH GILBERT GENERAL CONTRACTOR, FOR THE REPAIRS OF 42M RIDGE ROAD AT ITS BID, \$17,000, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$18,700.**

6c. Yard Line Certification: 3 & 5 Courts Crescent Road

President Boswell thanked the Yardline Committee for their great work.

**MOTION: THAT THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 3 CRESCENT ROAD AS PRESENTED**

Moved: James

Seconded: McFadden

Carried: 7

**MOTION: THAT THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 5 CRESCENT ROAD AS PRESENTED.**

Moved: James

Seconded: Jones

Carried: 7

6d. Proposed Installation of Canine Kennel – 11A Hillside

President Boswell asked Director Sporney to remind the Board of this issue. Mr. Sporney explained that Staff advised the member it did not have the authority to permit the request because rules state:

- §IX.B.4. All other accessory buildings must be approved by the Board of Directors.

President Boswell asked Officer Defibaugh to give an account of his request. Mr. Defibaugh explained that he has applied to become part of a canine unit and the laws regarding police dogs require a kennel. He stated that he would be criminally liable if anyone were bit by his dog. He currently has two dogs and mentioned some past issues with their barking and stated that he quickly addressed the complaints. Mr. Defibaugh mentioned that a canine specialist will be speaking on his behalf.

President Boswell opened the floor to hear from other members who have concerns.

Bob Snyder, 12A Hillside Road stated that he is opposing because of the location of the kennel.

Barbara Stevens, 46A Ridge Road mentioned that Officer Defibaugh's dogs bark like crazy. Audit Committee Member Wilkerson stated that she lived in an area where there was a kennel; she explained that the dog was out 24-7 and barked 24-7.

President Boswell asked if Corporal Musterman could respond to some of the member concerns. Corporal Musterman explained that as far as the animal being in a kennel that is national standard. Mr. Musterman mentioned that the barking can be controlled once the canine is trained. Mr. Musterman also mentioned that the kennel has to be there for the canine to be secure from visitors that the canine does not know. Officer Defibaugh mentioned that the canine and he would have the necessary training; and that the dog will mostly be in doors.

Mr. Boswell expressed to Officer Defibaugh that concerns come from past history of the kennels in GHI and the complaints from the members. He said he has not heard a compelling case to approve the kennel.

Director Hess asked if the dog will have a shock collar. The Officer replied yes and that it is a part of training.

**MOTION: THAT THE BOARD OF DIRECTORS DOES NOT ALLOW THE INSTALLATION OF THE CHAINLINK FENCE CANINE KENNEL AT 11A HILLSIDE ROAD LOCATION.**

Moved: Jones

Seconded: Novinski

Carried: 7

6e. Proposed Installation of Gardenside Screen Porch, 5E Eastway

Director Sporney stated that on September 16, 2011, the member at 5E Eastway submitted a permit request to install a 12'x18' gardenside screened porch. It was pointed out to her that the proposal conflicted with GHI rules. The first proposed a 6' sliding glass door to replace a window in the original block home. The second proposed a skylight in screened porch; and the third proposes an open gable/rake ends for the screened porch.

Mr. Sporney continued with the recommendation from the ARC Committee on three specific motions. 1.) ARC voted 6-0-0 to recommend not to grant the exception changing the window to a sliding door. 2.) ARC voted 5-1-0 to recommend not to grant the exception for the skylight. 3.) ARC voted 6-0-0 to recommend to approve the exception for open rake ends of this porch addition.

Ms. Griffin stated her belief that the door is part of the porch and not visible, and that it seemed that porches could have skylights, though they are not allowed for additions. She mentioned the reason for the skylight is to allow more light into her home.



**MOTION: THAT THE BOARD OF DIRECTORS DOES NOT APPROVE OF THE PUBLICATION OF THE MANAGER’S MEMORANDUM FOR A BOARD MEETING IN OPEN SESSION ON THE GHI WEBSITE, PRIOR TO A BOARD MEETING.**

Moved: Hess

Seconded: Boswell

Carried: 6-1

Opposed: (Morse)

6h. Finance Committee Recommendation Regarding Member Request to Waive Sub-lease Fee for 18K Ridge

Director Hess stated that the Finance Committee has no recommendation at this time for changing the sub-lease fee. The Finance committee is looking into the possibility of establishing a task force to review the rental policy.

President Boswell suggested that a letter be sent to the member at 18K Ridge Road explaining that the board is reviewing the issue, and has not made any decision, and may assign a task force to look into Rental policies/Rental fees.

6i. WSSC’s Response to GHI Regarding Replacement of Pipes for Masonry Homes

General Manager Ralph mentioned that WSSC indicated that it has decided to terminate its infrastructure upgrade project for GHI and focus its rehabilitation efforts on other communities in the service area.

President Boswell suggested that a letter be drafted responding to WSSC regarding replacement of pipes for masonry homes.

6k. Contract for Underground Utility Repairs, 9 Laurel Hill – 1<sup>st</sup> Reading

Director Sporney explained that during the past year, the Physical Plant Operations’ staff investigated problems that were reported by members concerning sewer backups within their units or flooding in their yards. Maintenance personnel utilized GHI’s video camera equipment to diagnose the problems. The primary causes were due to fractures in the underground terra cotta piping caused in the main part by the tree root infiltration and rupture due to soil pressures.

**MOTION: THAT THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH MANE-LINE UTILITIES, INC., FOR THE REPAIRS OF UNDERGROUND SANITARY SEWAGE AND STORM DRAIN UTILITIES AT 9 LAUREL HILL AT ITS BID, \$16,437, PLUS 15% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$18,903.**

Moved: Hess

Seconded: Morse

Carried: 7

7. Items of Information: The following items were given to the board as information: Update of February 4<sup>th</sup> State of the Co-op Town Hall Meeting; Status of Purchase of Lawrence Apartments; Report on January 18<sup>th</sup> Work Session; Board & Committee Task Lists – Attachment #11 and Monthly GHI and City Calendars – Attachment #12

8. President

President Boswell reported that Ms. Suzette Agans, former GHI President has been appointed to the National Cooperative Business Association's Educational Committee.

9. Board Members

Director McFadden reported that the Addition Maintenance Task Force would be meeting February 12<sup>th</sup>, 2:30 pm – 5:00 pm at the Community Center.

10. Manager

Director Perry mentioned that tax forms 1098 went out this week, and the form 1099 went out today.

General Manager Ralph reported that on the 31<sup>st</sup> of January, staff will be meeting with the City staff to discuss the PEPCO pole replacement project. Mr. Ralph stated that Member Complaint letters for the electrical inspections will go out tomorrow. Mr. Ralph mentioned that he will be meeting with a representative from the Community Association Institute to do an interview about GHI.

**MOTION: TO RECESS TO EXECUTIVE SESSION.**

Moved: Hess

Seconded: Morse

Carried: 7

The meeting adjourned: 9:54pm

Ed James  
Secretary