

Minutes
GHI BOARD OF DIRECTORS
January 9, 2014

Board Members Present: James, Jones, Marcavitch, McFadden, Novinski, Ready, and Skolnik

Excused Absence: DeBernardo, Hess

Others in Attendance:

General Manager Eldon Ralph
Joan Krob, Director of Member Services
Joe Perry, Finance Director
Tom Sporney, Director of Technical Services
Ben Fischler, Audit Committee
Jonathan Gordy, Audit Committee
Brian and Michelle Mangino,
Tom Moran
Ilona Horchler
Altoria Ross, Recording Secretary

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

1. Approval of Agenda

Removed the December 5th and December 19th minutes from the consent agenda and placed them on the regular agenda.

MOTION: TO APPROVE THE AGENDA, AS REVISED.

Moved: James

Seconded: Jones

Carried 7-0

2. Visitors and Members

Ready welcomed visitors and members. Tom Moran of 1-H Plateau asked questions about the reserve study report posted online. He pointed out that many crawl space vents do not fit properly and are not closed during the winter time.

3. Approval of Membership Applications

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

- **NELLI KREIDI, SOLE OWNER;**
- **BRAIN MANGINO, MICHELLE MANGINO, TENANTS BY THE ENTIRETY;**
- **TERESA SMITHSON, SOLE OWNER.**

Moved: James

Seconded: Skolnik

Carried 6-0-1

Abstained: Jones

FOR THE RECORD: THAT THE FOLLOWING MEMBER WAS ACCEPTED INTO THE COOPERATIVE BY BOARD POLL AND MEMBERSHIP IS AFFORDED HER AT THE TIME OF SETTLEMENT:

- **KRISTIE MADDOX, SOLE OWNER.**

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

- **SANDRA E. COX, SOLE OWNER.**

Moved: James

Seconded: Skolnik

Carried 7-0

4. Committee Reports

None given.

5. Consent Agenda

The December 5th and December 19th minutes were removed from the consent agenda.

6a. Approval of Minutes: December 5 and December 19, 2013

The December 5th and December 19th minutes were removed from the agenda for corrections.

6b. Exception Request to Allow a Picket Fence for Gardenside Yard of 2E Plateau Place

The Board skipped to item 6c. Approval of Heating/Cooling Systems for Phase 3, Pilot Program to allow time for the member of 2E Plateau Place to arrive.

On 26Nov13, GHI staff received a written request from the member at 2E Plateau Place to install a wooden picket fence around the perimeter of the gardenside yard (Attachment #3). Since chain-link fences are installed at 2A-F Plateau, and around yards of units in the perpendicular row at 54G-M Ridge, staff identified that the proposed installation at 2E Plateau might be considered in conflict with GHI rules:

§ VII.B.9 Fence styles within the row should harmonize.
and should be considered by higher authority for clarification.

ARC voted 3-1-0 to recommend to the Board of Directors that an exception be granted to allow the wooden picket fence to be installed around the perimeter of the gardenside yard at 2E Plateau Place.

MOTION: THE BOARD OF DIRECTORS DOES ALLOW AN EXCEPTION TO THE MEMBER AT 2E PLATEAU PLACE TO INSTALL A WOODEN PICKET FENCE AT THE PERIMETER OF THE GARDENSIDE YARD.

Moved: Skolnik

Seconded: James

Carried 5-2

Opposed: Marcavitch, Ready

6c. Approval of Heating/Cooling Systems for Phase 3, Pilot Program

At the Buildings Committee meeting of 18Dec13, the committee discussed its recent survey to ascertain the preferences of pilot members for heating/cooling systems. The Committee had previously conducted two workshops whereby committee and pilot members visited GHI units to observe similar systems. A list of the pilot member choices is in Attachment #4.

On 7Nov13, the Board had authorized a maximum number of heating/cooling systems that should be installed in each home group, with a maximum estimated cost of \$190,800. The table below shows a comparison between the systems preferred by members and those previously approved by the Board.

	Ductless Heat pump with 3 air handlers	Fan-Forced Electric Heaters	Ducted Air-Source Heat pump	Electric Baseboard w/prog thermostat	High Velocity Heat Pump	radiant ceiling - bath only	radiant ceiling - kitchen only	radiant ceiling - bath & kitchen	radiant ceiling - do not install	Ceiling Radiant Heaters kitch / bath	Total estimated cost
	\$13,000	\$4,000	\$17,000	\$1,500	\$17,000					\$800	/pair
member choices	10	1	0	9	0	4	0	7	17	9	\$154,700
Board max.	7	8	1	8	2					6	\$190,800

After considerable discussion, the committee recommended by a vote of 5-0 that every pilot program member should obtain the heating system of his/her first choice.

Also, the Buildings Committee, after further discussion, recommended 5-0 that pilot members be allowed to install radiant heaters in a bathroom or kitchen, or both. This option is recommended for all pilot members who have ceiling heaters currently in a bathroom or kitchen or both. Staff has polled all participant members for clarification regarding their preference, and the results are included in the table above.

For the record, Jones said the pilot members would be paying 100% of the costs.

MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE PRIMARY HEATING/COOLING SYSTEMS WHICH WERE PREFERRED BY MEMBERS AND RECOMMENDED BY THE BUILDINGS COMMITTEE FOR INSTALLATION IN PHASE 3 OF THE PILOT PROGRAM.

Moved: Skolnik

Seconded: Novinski

Carried 7-0

MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE SUPPLEMENTAL RADIANT HEATING CHOICES IN BATHS AND KITCHENS WHICH WERE PREFERRED BY MEMBERS AND RECOMMENDED BY THE BUILDINGS COMMITTEE FOR INSTALLATION IN PHASE 3 OF THE PILOT PROGRAM.

Moved: Skolnik

Seconded: Marcavitch

Carried 7-0

After the vote and upon the arrival of member Ilona Horchler, the Board returned to 6b. Exception Request to Allow a Picket Fence for Gardenside Yard of 2E Plateau Place.

6d. Review Draft MOU for Phase 3 of the Pilot Program

MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE PHASE 3 MEMORANDUM OF UNDERSTANDING BETWEEN GHI AND PILOT MEMBERS THAT WAS PREPARED BY THE BUILDINGS COMMITTEE AND REVISED BY THE BOARD.

Moved: Skolnik

Seconded: James

Carried 7-0

6e. Proposed Topics re: Pilot and Homes Improvement Programs to be Presented at March 2nd Town Hall Meeting

MOTION: THE BOARD OF DIRECTORS ESTABLISHES AN AD HOC COMMITTEE TO DEVELOP A PRESENTATION FOR THE MEMBERSHIP AT THE MARCH 2ND TOWN HALL MEETING CONCERNING THE PILOT PROGRAM AND ACTIVITIES THAT MUST BE UNDERTAKEN PRIOR TO THE HOMES IMPROVEMENT PROGRAM. THE TOPICS TO BE PRESENTED SHOULD INCLUDE THE FOLLOWING:

1. A REPORT ON THE WORK THAT HAS BEEN DONE DURING PHASE 2 BY DESCRIBING THE IMPROVEMENTS THAT WERE MADE TO PILOT HOMES AND THEIR COSTS.
2. A REPORT ON THE ENERGY COST SAVINGS THAT WERE ACHIEVED DURING:
 - a) THE WINTER OF 2011 AFTER INSTALLATION OF CRAWL SPACE INSULATION
 - b) THE WINTER OF 2012 AFTER INSTALLATION OF ATTIC AND CRAWL SPACE INSULATION
3. A BRIEF DESCRIPTION OF THE PHASE 3 IMPROVEMENTS THAT WILL BE INSTALLED IN PILOT HOMES.
4. A PRELIMINARY SCHEDULE SHOWING THE MAJOR ACTIVITIES THAT MUST BE UNDERTAKEN PRIOR TO A HOMES IMPROVEMENT PROGRAM.
5. THE FUNDING ISSUES.

Moved: Marcavitch

Seconded: Skolnik

Carried 7-0

Marcavitch, Skolnik, Ready, and Novinski volunteered for the ad hoc committee. Ralph appointed Alvin Shaw and Tom Sporney as staff liaisons.

6f. Impact of New Maryland Regulations on Smoke Alarm Devices in GHI Homes and GDC Apartments

The Board decided to delay voting until more research could be gathered.

6g. Finance Committee's Recommendation on Modifying Membership Transfer Processing Fee

On December 19, 2013, the Board increased fees for several “other and service” income components including the following:

Component	Prior Fee	New Fee as of 1/1/2014
Admin fee (intent to sell) – for a member moving away from GHI	\$910	\$940
Admin fee (membership change)	\$525	\$545
Membership fee (new member)	\$575	\$595

MOTION: THE BOARD OF DIRECTORS SPECIFIES THAT GHI’S ADMINISTRATIVE FEE ASSOCIATED WITH PROCESSING AN APPLICATION FOR NEW MEMBERSHIP SHALL BE TERMED A “MEMBERSHIP PROCESSING FEE” AND THE FEE ASSOCIATED WITH PROCESSING AN APPLICATION FOR MEMBERSHIP BY A MEMBER SELLING A GHI UNIT AND BUYING ANOTHER SHALL BE TERMED A “MEMBERSHIP TRANSFER PROCESSING FEE.”

Moved: Jones

Seconded: McFadden

Carried 7-0

MOTION: THE BOARD OF DIRECTORS APPROVES THE FOLLOWING FEES THAT A GHI MEMBER WHO SELLS HIS/HER GHI UNIT AND TRANSFERS MEMBERSHIP WITHIN 6 MONTHS TO ANOTHER GHI UNIT SHOULD PAY:

1. **ADMIN FEE (INTENT TO SELL) OF \$940.**
2. **A MEMBERSHIP TRANSFER PROCESSING FEE OF \$450.**

Moved: Jones

Seconded: McFadden

Carried 7-0

7. Items of Information

Items of Information included GHI office closure for the Martin Luther King Holiday and the Board’s Action Plan Status and Committee Task List.

8. President

Ready said she sent committee letters asking members whether they wanted to continue or resign. She asked Board liaisons to remind committee members to respond. Ready also said Sylvia Lewis resigned from finance and investments committees.

9. Board Members

Novinski said she now has an iPad and is also getting the *Communicator* delivered to her because the carrier figured out two units exist for the one-bedroom homes.

Marcavitch inquired as to who is to respond to the news media. Ralph said he has directed Sheri to alert department heads of such concerns to respond.

Skolnik said three members of the buildings committee met with ARC to discuss the design of block homes. He also mentioned that the *Communicator* is posted online.

James asked the manager to give a report of problems encountered during the snow storm. He also said Helen Meleney of the Woodlands Committee died recently.

McFadden said a member in her court died on the December 18.

10. Manager

Ralph said maintenance reported 12 incidents of broken pipes during the recent storm. He also said in an effort to be more transparent more information will be added to e-news.

11. Staff

No comments were given by staff.

MOTION: TO RECESS TO EXECUTIVE SESSION.

Moved: James

Seconded: McFadden

Carried 7-0

The meeting recessed at 9:33 p.m.

Ed James
Secretary