

Minutes
GHI BOARD OF DIRECTORS
October 18, 2012

Present: Boswell, DeBernardo, Hess, James, Jones, McFadden, Morse, Novinski, and Ready

Others in Attendance:

General Manager Eldon Ralph
Joan Krob, Director of Member Services
Joe Perry, Finance Director
George Bachman, Assistant Maintenance Manager
Dianne Wilkerson, Audit Committee Chair
Ben Fischler, Audit Committee
Debbie Cooley, Audit Committee
Bruce Mangum
Sylvia Lewis
Altoria Ross, Recording Secretary

President Ready called the meeting to order at 7:34 p.m.

Approval of Agenda

MOTION: TO APPROVE AGENDA

Moved: Hess

Seconded: Jones

Carried 8

2. Visitors and Members

Ready welcomed member Sylvia Lewis.

3. Approval of Membership Applications

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

- **LAVIE MICHAEL, NIKKIE FRIEDMAN, JOINT TENANTS.**

Moved: James

Seconded: Hess

Carried 8

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

- **NORMA N. MOUSLEY & TERRY A. MOUSLEY, TO TERRY A. MOUSLEY, SOLE OWNER.**
- **PATRICK L. PRITCHARD, JOANNE PRITCHARD, TO JOANNE PRITCHARD, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 8

4. Committee Reports: None

5. Consent Agenda

MOTION: APPROVE THE CONSENT AGENDA.

Moved: Boswell

Seconded: Hess

Carried 8

6a. Approval of Minutes: September 20, 2012

APPROVED BY CONSENT: GHI BOARD OF DIRECTORS MEETING MINUTES OF SEPTEMBER 20, 2012.

6b. Contract for Conversion of Boiler Room at 8F Southway to Storage Rooms

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH GREENBELT BUILDERS, INC., FOR THE CONVERSION OF THE BOILER ROOM AT 8F SOUTHWAY TO STORAGE AT ITS BID, \$22,890, PLUS 15% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$26,324.

6c. 2012 Community Beautification Program Report

George Bachman, Assistant Maintenance Manager, reported on the 2012 Community Beautification Program and responded to questions posed by board members.

6d. Review of Task Force Recommendations on Procedures for Addressing Unauthorized Rentals and Vacant Units

MOTION: THE BOARD OF DIRECTORS RECEIVES THE TASK FORCE'S FINAL RECOMMENDATIONS PRESENTED AT ITS OCTOBER 18, 2012 MEETING, ON PROCEDURES FOR ADDRESSING UNAUTHORIZED RENTALS AND VACANT UNITS.

Moved: Hess

Seconded: Jones

Carried 8

6e. Review of Task Force Recommendation Procedures for Addressing Vacant Units.

MOTION: THE BOARD OF DIRECTORS RECEIVES THE TASK FORCE'S FINAL RECOMMENDATIONS PRESENTED AT ITS OCTOBER 18, 2012 MEETING ON PROCEDURES FOR ADDRESSING THE ISSUES OF UNOCCUPIED UNITS.

Moved: Hess

Seconded: James

Carried 8

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES A WORKSESSION TO DISCUSS UNAUTHORIZED RENTALS, UNOCCUPIED UNITS, AND SUB-LEASE POLICIES.

6f. Further Review of GHI Sublease Policy

No action was taken after a brief discussion of a future work session.

6g. Contribution Request: TESA's *Co-opoly: The Game of Cooperatives*

MOTION: THE BOARD OF DIRECTORS APPROVES OF A CONTRIBUTION OF \$100 TO THE TOOLBOX FOR EDUCATION AND SOCIAL ACTION (TESA) FOR THE PURPOSE OF PRINTING AND DISTRIBUTING THE EDUCATIONAL GAME *CO-OPOLY: THE GAME OF COOPERATIVES*.

Moved: Jones

Seconded: Novinski

Carried 8

6h. 2013 Proposed GHI Operating Budget, 1st Reading

MOTION: THE BOARD OF DIRECTORS ADOPTS THE 2013 OPERATING BUDGET FOR FIRST READING IN THE AMOUNT OF \$9,823,450, WITH DEPRECIATION OF MEMBERS' HOMES IN THE AMOUNT OF \$587,338.

Moved: Hess

Seconded: Jones

Carried 8

7. Items of Information

General Manager Ralph said historically a great number of GHI employees attend the city-wide health fair. This year the health fair is on Tuesday, October 23 from 10-2 in the Community Center.

8. President

Ready said the dedication of Dorothy Lauber's memorial bench would be on Saturday. She stated she sent thank you notes to the additions maintenance task force group and the GHI picnic volunteers. Ready also appointed Susan Stern as a court liaison to 5 Gardenway.

9. Board Members

- Hess suggested that renters of GHI units be invited to attend the new members social.
- Novinski asked if non-members could be on a GHI committee. Ready said they could attend as friends with no voting rights.

- Boswell said he and his wife joined the Rapidan Camp Co-op. He said the attic insulation in his home has been completed. He noted the GHI notes column in the Greenbelt News Review was not correct. Joan Krob said she had contacted the News Review in reference to the error.
- DeBernardo said the GHI picnic was a great success.
- James said the Woodlands Committee would host an invasive plant clean up near 10 Laurel Hill from 11 a.m. to 1 p.m. on Sunday.

10. Manager

- Eldon Ralph said the attic insulation project is at the halfway stage, and the contractor will be done well ahead of schedule. He also said NAHB-RC would meet with GHI and Carl Elefante to discuss the design of the wall insulation in the block homes.
- Director of Member Services Krob said the leaf bags have arrived.

MOTION: TO ADJOURN

Moved: Hess

Seconded: McFadden

Carried 8

The meeting adjourned at 9:34 p.m.

Ed James
Secretary