

Minutes  
GHI Board of Directors  
October 23, 2008

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

Excused Absence: Robles

Others in Attendance: Gretchen Overdurff, General Manager  
Eldon Ralph, Assistant General Manager  
Joan Krob, Director of Member Services  
Dianne Wilkerson, Chair, Audit Committee  
Dorothy Lauber, Audit Committee  
CJ Evans, Recording Secretary  
Linda Sheppard  
Chuck Hess

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

1. Approval of Agenda

**MOTION: TO APPROVE THE AGENDA AS REVISED.**

Moved: Agans

Seconded: Morse

Carried 7-0

2. Visitors and Members

No one in the audience wished to address the Board on matters not on the agenda.

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.**

- **JANET M. BAKER AND LARRY D. BAKER, TENANTS BY THE ENTIRETY**
- **SARAH M. ROCKWELL AND DAVID ROCKWELL, JOINT TENANTS**

Moved: James

Seconded: Hickey

Carried 7-0

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

- **JACLYN COULTER, DEBORAH COULTER AND BRUCE COULTER TO JACLYN M. PHELAN, DEBORAH COULTER AND BRUCE COULTER, JOINT TENANTS**
- **BERNADETTE M. WASSMAN TO BERNADETTE M. DALY, SOLE OWNER**

Moved: James

Seconded: McFadden

Carried 7-0

#### 4. Committee Reports

The CAC Committee's report dated October 22, 2008 responds to a matter referred by the by the Board in August. It addresses an issue in connection with item 6b on the agenda and will be discussed at that time.

#### 5. Consent Agenda

#### **MOTION: TO APPROVE THE CONSENT AGENDA.**

Moved: Novinski

Seconded: Morse

Carried 7-0

#### 6a. Minutes Submitted for Approval (CA)

- September 25, 2008, Regular Session

#### **APPROVED AS PRESENTED**

#### 6b. Request for Exception: Existing Privacy Screen/Fence, 13X Hillside

Ms. Melissa Pickworth installed a grass screen along the full length of the fence in the gardenside yard shared with the neighbor at 13X Hillside Road. GHI staff discussed this installation with Ms. Pickworth, and advised her of the issues contrary to GHI rules. Ms. Pickworth was invited to the April meeting of the Architectural Review Committee (ARC), but stated that she did not understand that she was supposed to attend. ARC recommended 3-0-0 that the requested exception not be approved because of the length of the screen and it being back-to-back to an existing fence. At the Board meeting of 14Aug08, the Board discussed several concerns with Ms. Pickworth. The Board voted 8-0 directing members at 13W Hillside & 13X Hillside to work with the Companion Animal Committee on a solution over the next sixty days, at which time the Board would revisit the request for an exception.

Director Hickey briefly summarized the ARC's position on this request. Because of the multiple violations, the committee recommends that the Board not grant the exception. Director Morse noted Ms. Pickworth's absence and stated it would not be advisable to vote on this item without her being present.

Linda Sheppard was in attendance to discuss the issue of her dogs. She explained to the Board that her dogs are not left outside for extended periods of time but they often bound out the door when allowed to go outside. She stated that the animals will often bark but have never jumped the fence nor have they been aggressive towards Ms. Pickworth. The Board discussed with Ms. Sheppard the possibility of her working with a dog trainer in helping to calm her dogs' lively disposition to minimize her neighbor's concerns about their behavior. Director Hickey noted that the problem is not with the dogs, the problem is with the fence and this is the second meeting Ms. Pickworth has not attended. He shared his concern that the fence is becoming a long and drawn-out issue. The Board decided to defer the issue to the next Board meeting at which time action will be taken. Ms. Pickworth will again be invited to attend.

#### **CONSENSUS: TO DEFER ACTION ON MS. PICKWORTH'S REQUEST FOR AN EXCEPTION TO THE RULES TO THE BOARD MEETING ON NOVEMBER 20, 2008 TO ALLOW MS. PICKWORTH ONE MORE CHANCE TO ATTEND.**

6c. Request for Exception: Extended Sublease, 1D Southway

General Manager Overdurff gave the Board background information on the request for an extended sublease. Members Darya and Amanda Chehrezad of 1D Southway requested

permission to sublease in January of 2006 as Darya had just accepted a position in Bogota, Columbia as a Foreign Service Officer with the U.S. Department of Agriculture. This was a three year commitment and they requested to lease their home during this time. The Chehrezads were given permission to lease for three years, after which time the members were expected to return to their home in Greenbelt. Recently a letter was received from the Chehrezads requesting permission for another three year sublease to accommodate their latest Foreign Service assignment in Mexico City.

Director Mazursky disclosed that 1D Southway is in his court and he knew both the members and the renters, all of whom are great people. Members of the Board expressed empathy for the situation, especially because the members are serving the government in Foreign Service. Audit Committee Chair Wilkerson noted the current tax dispute and the impact additional rentals might have. The Homestead Tax exception is not granted for rentals in the community.

**MOTION: THE BOARD OF DIRECTORS DOES GRANT PERMISSION TO THE MEMBERS AT 1D SOUTHWAY FOR A SUBLEASE EXTENSION OF AN ADDITIONAL THREE YEARS FOR FOREIGN SERVICE. THIS IS THE LAST EXTENSION THAT WILL BE ALLOWED FOR THEM.**

Moved: Novinski

Seconded: Mazursky

Carried 7-0  
by a vote  
taken later  
in the meeting.

Discussion continued. The Board discussed other grounds for granting exceptions to sublease and the possibility of a “slippery slope”. The parameters of the sublease criteria were also discussed. The Board agreed that this would be the last extension allowed to the Chehrezads.

Vote on the motion carried.

6d. Bidding Out of Auditor Services

General Manager Overdurff explained that staff is asking for consent to send a solicitation letter out to a number of CPA firms that have experience with housing cooperatives. This matter was discussed with the Finance Committee at its meeting on October 15<sup>th</sup>. The Committee concurs with the Board’s desire to solicit new auditors and recommends to the Board that bid packages be prepared and sent out now so that a new firm can be selected for the 2008 Audit preparation.

**MOTION: THE BOARD OF DIRECTORS APPROVES OF SOLICITING A NEW AUDITING FIRM TO CONDUCT THE 2008 AUDIT AND PREPARE TAX RETURNS FOR GREENBELT HOMES AND ITS SUBSIDIARY, GREENBELT DEVELOPMENT CORPORATION, FOR THE YEAR ENDING DECEMBER 31, 2008 AND DIRECTS STAFF TO SEND OUT BID PACKAGES.**

Moved: Agans

Seconded: Novinski

Carried 7-0

6e. Greenhill Outfall Stabilization Project Contribution

General Manager Overdurff outlined information about the Greenhill Outfall Stabilization Project and noted that GHI had agreed to contribute \$35,000, which is half of the cost of the project, but a motion by the Board was never made for authorization.

The money will come out of this year's budget. The City of Greenbelt will pay the remaining \$35,000.

**MOTION: THE GHI BOARD APPROVES OF A FINANCIAL CONTRIBUTION TO THE GREENHILL OUTFALL STABILIZATION AND STREAM RESTORATION PROJECT IN THE AMOUNT OF \$35,000.**

Moved: James

Seconded: Morse

Carried 7-0

6g. Review of Rental Garage and Boat Lot Rates

General Manager Overdurff gave background information to the Board. The Finance Committee recommends that the Board review the rental garage and boat lot rental rates for consideration of a possible increase in revenue for the 2009 budget. Director Agans noted that it has been 5-6 years since the last increase, despite increase in taxes; the Board discussed the issue. It was mentioned that if the rent is increased some people may give up their storage, leaving vacancies. Chair of the Audit committee Wilkerson reminded the Board that some courts do not have reserved parking spots other than the garages, for which they must pay. The policy about the opportunity for reserved parking spaces was discussed.

**MOTION: THE BOARD OF DIRECTORS INCREASES THE MONTHLY RENTAL RATES FOR THE FOLLOWING FACILITIES EFFECTIVE JANUARY 1, 2009:**

- **\$40 CLOSED GARAGES**
- **\$90 GARAGES USED FOR STORAGE**
- **\$25 OPEN GARAGES**
- **\$25 BOAT/TRAILER LOT SPACES**
- **\$5 CANOE STORAGE (UNCHANGED)**

Moved: Novinski

Seconded: Agans

Carried 7-0

6h. Request for Exception to Occupancy Criteria, 7W Research Road

This item was discussed by the Board during Executive Session earlier in the evening and moved to open session for action.

**MOTION: THE BOARD OF DIRECTORS GRANTS ERIK HANSON, 7W RESEARCH ROAD, AN EXCEPTION TO THE OCCUPANCY CRITERIA ALLOWING HIM TO HOUSE TWO UNRELATED PERSONS FOR A PERIOD NOT TO EXCEED ONE YEAR.**

Moved: Agans

Seconded: McFadden

Carried 7-0

The request was granted because it is temporary and the member is providing a service to the community.

7. Items of Information

Director Agans referred to a letter from the member at 2G Southway regarding an issue of aesthetics involving a non-approved rain-barrel she had installed and later dismantled. She felt the member's request was reasonable and the concerns she raised should be looked at further. Director Novinski said she would send the member a note thanking her and asking her to become a member of the ARC.

**CONSENSUS: TO REFER THE LETTER FROM THE OCTOBER 8, 2008 LETTER FROM MEMBER PATRICIA MISCHÉ, 2G SOUTHWAY, TO THE ARCHITECTURAL REVIEW COMMITTEE FOR REVIEW AND RECOMMENDATION TO THE BOARD BY JANUARY 2009.**

8. President

President Lewis made several announcements:

- We have a proclamation from the City of Greenbelt declaring October as Coop Month. The proclamation will be displayed in the lobby.
- There was a community booth at the farmers market with button makers.
- The Board received a nice letter thanking it for the emergency relief fund contribution
- The Utopia Film Festival starts tomorrow. Go to [www.utopiafilmfestival.org](http://www.utopiafilmfestival.org) for more info.

9. Board Members

Director Novinski stated that the leaf bag distribution is going well. She congratulated President Lewis on the 50<sup>th</sup> anniversary of her first date with her husband. Director James added that the leaf bags would again be distributed this Saturday from Parkway garage #21 and electronics recycling will occur the same day at the public works building. He announced that the Buildings committee is working on a timeline for the rehabilitation plan. Director Mazursky told the Board that he would be away November 20<sup>th</sup>. It was clarified that meetings in January would be on the 8<sup>th</sup> and 22<sup>nd</sup>. Director Agans added that she would not be at the November 6 Board meeting. She also announced that a request for discussion of green book changes would go out in the News Review. Director McFadden noted that she attended the workshop focused on dwelling units. Director Morse added that there would be two more workshops this weekend at the Baptist Church. He inquired about the possibility of having an internship available for someone through NASCO's school for cooperative leadership. Audit Committee member Lauber announced that the Marketing committee had an open house on the 12<sup>th</sup>. Attendance was down, but there were people who seemed quite interested in GHI.

10. Manager

General Manager Overdurff had nothing to announce.

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

Moved: Agans

Seconded: McFadden

Carried 7-0

The meeting recessed at 8:47 p.m.

Ed James  
Secretary