

Minutes
GHI Board of Directors
October 9, 2008

Present: Agans, Hickey (8:10), James, Lewis, Mazursky, Morse, McFadden, Novinski
Excused Absence: Robles
Others in Attendance: Gretchen Overdurff, General Manager
Joan Krob, Director of Member Services
Tom Sporney, Manager of Technical Services
Joe Perry, Director of Finance
Dianne Wilkerson, Chair, Audit Committee
Michael Iacangelo, Audit Committee
Dorothy Lauber, Audit Committee
CJ Evans, Recording Secretary
Mayor J. Davis, City of Greenbelt
John Leslie
Janice Wolf
Debabrota Ghosal

President Lewis called the meeting to order at 7:32 p.m.

1. Approval of Agenda

MOTION: TO APPROVE THE AGENDA.

Moved: Novinski

Seconded: Hickey

Carried 6-0

2. Visitors and Members

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

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.

- **STEPHEN A. VALENTICH AND SARAH E. BROWN, TENANTS BY THE ENTIRETY**
- **KATHRYN ELLIS, SOLE OWNER**

Moved: James

Seconded: Novinski

Carried 6-0

4. Committee Reports

Chair of the Yard Line Committee, Dianne Wilkerson reported that unless specifically requested the committee would not be making additional reports to the Board, as long as the committee's current work is listed on the task list in the Board packets.

5. Consent Agenda**MOTION: TO APPROVE THE CONSENT AGENDA.**

Moved: Morse

Seconded: Hickey

Carried 6-0

6a. Minutes Submitted for Approval (CA)

- September 11, 2008, Regular Session

APPROVED AS PRESENTED6b. 13P Hillside Retaining Wall – 2nd Reading (CA)

In 2007, staff identified a deteriorated retaining wall at 13P Hillside at the boundary of the gardenside yard and tangential to an access lane and concrete steps. The Board budgeted for repair of this retaining wall in 2008. GHI formally solicited bids from six independent concrete contractors and three responded: American Window & Building Cleaning, Inc., \$21,000.00; Greenbelt Builders, Inc. \$11,950.00; and Lanham Construction Co., \$17,603.65. At the last meeting, the Board authorized the Manager on first reading to enter into a contract with Greenbelt Builders, Inc. to perform the repair to the masonry retaining wall at the gardenside yard of 13P Hillside for the amount of its bid, with an additional 10 percent to cover contingencies.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH GREENBELT BUILDERS, INC., FOR THE REPAIR OF THE MASONRY RETAINING WALL AT 13P HILLSIDE FOR THE AMOUNT OF ITS BID, PLUS 10% FOR CONTINGENCIES, NOT TO EXCEED \$13,145.

APPROVED AS PRESENTED6c. Contribution Requests (CA)

Each year the Board entertains requests for contributions in March and September. At the meeting of March 27th, requests were reviewed and a total of \$1100 was pledged by the Board at that meeting. GHI's Contributions Policy has established an annual budget of \$2000 for civic and community purposes without prior membership approval; there is a total of \$900 left for allocation. At the last meeting the Board approved the following for first reading: NASCO Institute's Low Income Scholarship Fund (\$500); The Cooperative Disaster Relief Fund (\$200); and The Cooperative Development Foundation (\$200.)

MOTION: THE BOARD OF DIRECTORS AUTHORIZES, FOR SECOND READING AND FINAL PASSAGE, THE CONTRIBUTIONS TO THE FOLLOWING ORGANIZATIONS AS NOTED:

NASCO INSTITUTE - \$500

COOPERATIVE DISASTER RELIEF FUND - \$200

THE CDF RACE FOR COOPERATIVE DEVELOPMENT - \$200

APPROVED AS PRESENTED

6d. Request for Oversized Vinyl Shed, 8J Laurel Hill Rd.

President Lewis announced that the Board would not discuss this item since Mr. Ghosal was not present. She added that unless he shows up before the end of the meeting, the exception request would be added to the next meeting agenda.

6e. Request for Wood Fence, 54D Ridge Road

Manager of Technical Services, Tom Sporney summarized the background information for the proposed wood fence at 54D Ridge Road. Ms Janice Wolf submitted a permit request to install replacement serviceside and gardenside chain link fencing with wood picket style, with pressure treated lumber in a natural finish. Staff advised the member that, because of the subjective nature of the interpretive judgment regarding the GHI rule: *§VII.B.9. Fence styles within the row should harmonize*, the ARC discussed the request and recommended 3-0-0 that the requested wood fences be allowed.

The Board discussed whether the wood picket was an approved style. Director James noted that he dislikes the term “harmonious” and thinks it is overkill to require everyone to have the same style fence.

MOTION: THE BOARD OF DIRECTORS DOES ALLOW INSTALLATION OF THE PROPOSED WOOD FENCES IN SERVICESIDE & GARDENSIDE YARDS AT 54D RIDGE ROAD.

Moved: James

Seconded: Mazursky

Carried 6-0

Director Morse requested that this issue of “harmonious” in terms of fences in GHI be put on a future agenda. It was also requested that the ARC consider possible recommendations for changes with regard to shed height and fence height.

7. Items of Information

No discussion.

8. President

Director Lewis noted that it is great to be back in town and she made several announcements:

- October is coop month, and this coming Sunday all of Greenbelt’s coops will have a booth at the farmers market.
- The GHI Homes and Grounds Workshop will be this Saturday from 12:30-3:30 pm.
- NAHC representative made her aware of a program for first time homebuyers whereby they could receive a loan/tax credit.
- At the city council meeting on Monday at 8:00 p.m. a proclamation will be made declaring October is Co-op Month.

9. Board Members

Director Novinski announced that the leaf bags are currently being distributed. Director James reported that there was a good turnout at the community picnic. He added that Cindy Cutright and Joan Krob worked very hard and did an excellent job. The Buildings committee is looking at items to be considered for rehabilitation after the WSSC project. General Manager Overdurff noted that there are negotiations going on with WSSC to decide who will restore the land. Director Agans announced that the Finance committee meeting will be Wednesday at 7:30. The committee will be taking its first look at the budget. She also noted that there are a few courses being offered in December involving developing conflict resolution skills, and members of the Board might be interested in attending. Director McFadden reminded the Board of the farmers market on Sunday. She added that she would be attending the Buildings and Dwellings meeting this weekend.

At this time, Mr. Ghosal arrived to the meeting and the Board decided to discuss his request for exception (Item 6d on the Agenda.) Manager of Technical Services, Tom Sporney summarized the background information:

Mr. Debabrota Ghosal submitted a permit request to install an 8x8 wood-framed shed in the serviceside yard at 8J Laurel Hill, a 1-bedroom unit. Staff advised the member that this request conflicted with the GHI rules:

§IX.C.4. Sheds for 1-bedroom frame apartments are limited to 60 square feet or 8% of the yard where the shed is to be located, whichever is smaller.

§IX.C.8. No shed shall cover or partially cover any door, window, crawl space vent or access, or utility panel or access to a utility panel.

After some discussion, the member suggested that another shed might be more desirable, a vinyl bicycle shed 5'Wx6'7"Dx4'6"H. Staff advised the member that this request conflicted with the GHI rule:

§IX.E.1. The maximum size of a vinyl (resin) shed is 4' high, 5' long, and 3' deep.

The Architectural Review Committee met and discussed the request for exception. The committee recommended 3-0-0 that the requested oversize vinyl shed be allowed, with the understanding that the shed will be removed at resale.

Mr. Ghosal addressed the Board stating that he was not able to get consent from one of his neighbors to build the original shed because its size would have blocked his window, whereas the proposed vinyl shed will not.

MOTION: THE BOARD OF DIRECTORS DOES ALLOW INSTALLATION OF THE PROPOSED VINYL SHED 5'Wx6'7"D x4'6"H AT 8J LAUREL HILL ROAD, TO BE REMOVED AT RESALE.

Moved: McFadden

Seconded: James

Carried later
in the meeting
by vote of 4-0-2

Discussion continued. General Manager Overdurff noted that at the beginning of the meeting a gentleman was present with a letter objecting to the shed but left because he thought the item would not be addressed. Director James communicated that he is in favor of the motion. Director Morse noted that the ARC approved of the proposed shed. Director Agans opined that the Board should not decide on this item at this time because the disapproving member left the meeting without the opportunity to speak. Vote on the motion was taken and carried 4-2. Speaking as a member, Audit committee member Iacangelo noted he would have liked to have heard the man's objections, and was concerned that the Board's vote in this instance was "precedent setting".

The meeting continued with Audit committee member announcements.

Chair, Wilkerson thanked President Lewis for the tea she brought back from her trip. Audit committee member Lauber noted that she enjoyed the community picnic. Audit committee member Iacangelo reiterated his point that he did not think it was fair to make a decision on Mr. Ghosal's shed without listening to the disapproving member. He suggested that a procedure should be discussed to address this kind of issue in the future. President Lewis pointed out that she made it clear that the issue would be discussed if the member showed up late to the meeting.

10. Manager

General Manager Overdurff the following announcements:

- The Maintenance department has a new Administrative Assistant, Shawnta Cermeno
- At the picnic, she was able to discuss the Maryland Rehab Loan program with county council member Anne Healey.
- The budget will go to the Finance committee tomorrow.
- There was a lot of positive feedback about the picnic and its location this year.

Mayor J. Davis was given the opportunity to make a few remarks:

- She enjoyed the picnic and was glad to see the council there.
- She updated the Board on some of the current financial issues, noting that most likely we will be seeing a lot of budget cuts. (*Director Hickey arrives 8:10*).
- She mentioned possible local consequences of the current stock market issues. The Greenbelt Assistance in Living program was discussed as a possible resource for older people in Greenbelt.

MOTION: TO ADJOURN.

Moved: Novinski

Seconded: Morse

Carried 7-0

The meeting adjourned at 8:16 p.m.

Ed James
Secretary