

Minutes
GHI Board of Directors
November 20, 2008

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

Excused Absence: Mazursky

Others in Attendance:

Gretchen Overdurff, Manager	Dorothy Lauber, Audit Committee
Joe Perry, Director of Finance	Genevieve Courbois, Recording Secretary
Eldon Ralph, Assistant General Manager	Chris Shuman
Joan Krob, Director of Member Services	Harriet Phelps
Dianne Wilkerson, Chair, Audit Committee	

President Lewis called the meeting to order at 7:36 p.m.

1. Approval of Agenda

Director Agans added Item 6b: *Lease of 3K Eastway* to the agenda.

MOTION: TO APPROVE THE AGENDA AS AMENDED.

Moved: Morse

Seconded: Agans

Carried 7-0

2. Visitors

Member Chris Shuman, voiced his concerns about the unknown person who is shredding newspapers and dumping them in visible locations throughout the community. He reported that this has been an ongoing occurrence since fall 2007. He requested that GHI generate a hard cost that members must bear in terms of unsightliness and maintenance as a result of this act. He stated that based on the hard cost, this activity could be considered a felony rather than a misdemeanor. He said he had not made much progress with the City of Greenbelt (though patrols were supposedly stepped up) and he stressed that public attention is needed in order to identify this person.

Board suggestions included involving the Neighborhood Watch group, setting up cameras, and referring this to the city's public safety committee. Director James felt that the situation could escalate given the amount of time the person has been devoting to this activity. Member Harriet Phelps of 45N Ridge Road suggested putting up "under surveillance" signs. President Lewis said that GHI could estimate the hard cost of these actions and would encourage the City to do the same.

Member Harriet Phelps, inquired about attaching Direct TV equipment to her kitchen vent pipe on the roof of the dwelling. President Lewis said she would need to apply for an exception and her request would first be considered by the Architectural Review Committee. The next ARC meeting is December 10 and Ms. Phelps will be notified when her request will be considered by that committee.

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:

- CLAUDE A. AUBERT AND SATOMI H. AUBERT
- SANDRA E. COX
- NANCY L. STULL-MINAM
- CATHERINE A. MCHUGH

Moved: James

Seconded: Hickey

Carried 7-0

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

- MARY ESTES AND TARA SCHOLTZ, JOINT TENANTS, TO MARY ESTES AND TARA ROBERTS, JOINT TENANTS

Moved: James

Seconded: Morse

Carried 7-0

4. Committee Reports
No discussion.5. Consent Agenda

CONSENSUS: TO REMOVE THE OCTOBER 23, 2008 MINUTES SUBMITTED FOR APPROVAL (CA) FROM THE CONSENT AGENDA.

6a. Approval of Minutes

Director Agans had revisions to Item 9. She read her changes aloud and provided her revisions in writing to the Board Secretary. She suggested an open comment period for members regarding pending significant changes in the Members' Handbook be discussed on a future Board agenda.

MOTION: TO APPROVE THE MINUTES OF OCTOBER 23, 2008, AS REVISED.

Moved: Agans

Seconded: Morse

Carried 7-0

6b. Proposed 2009 Operating Budget – 2nd Reading

Director of Finance Perry provided an overview of updates that were made to the proposed 2009 Operating Budget since first reading. He noted the increase in garage rental fees which resulted from backing the GDC garages out of the budget. He also explained re-allocations made to the operating expenses and income on page two. President Lewis inquired about the increase in operating expenses. Perry responded that the amount the full membership would have to pay was understated in the first reading because of the original overstatement of garage rental income.

As member fees will be increasing, Perry distributed “Points of Communication for the 2009 Budget” for the benefit of Board members. President Lewis inquired about the percentage a cooperative should hold in contingency reserves; General Manager Overdurff said it is 10 %.

Director Morse inquired if the changes made since first reading would make a second reading problematic. Perry responded that the budget as presented is a balanced budget and the expenses and allocations to reserves have been approved. He said that the changes were simply a repositioning of where the income is derived from.

MOTION: THE BOARD OF DIRECTORS APPROVES, FOR SECOND READING AND FINAL PASSAGE, THE 2009 OPERATING BUDGET IN THE AMOUNT OF \$8,029,388 WITH DEPRECIATION ON MEMBERS’ HOMES OF \$503,508.

Moved: Agans

Seconded: Novinski

Carried 7-0

6b. Lease of 3K Eastway

Director Agans said the Finance Committee recently discussed the disposition of 3K Eastway. Ideas discussed at that meeting included renting it during the Presidential Inauguration as well as converting it to an executive rental. President Lewis noted that a two-year lease was executed in August 2007; however, the renters are being reassigned due to military duty. General Manager Overdurff stated that under this lease it has been rented for \$1,200/month as this was a comparable rent in this area. She said that she has an interested renter who may be interested in a 1½ year lease. At the end of the lease, GHI could consider putting the unit back on the market.

CONSENSUS: TO OFFER 3K EASTWAY AS A RENTAL UNIT AND SECURE A RENTER AS SOON AS POSSIBLE.

7. Items of Information
No discussion.

8. President

President Lewis is appointing the following court liaisons: Sarah Hedley; Cynthia Newcomb. She noted that Director Morse should be included in Investment Committee activities as he is a member of that committee. She reminded the Board about the GHI Staff Holiday Party on December 19 and encouraged Board attendance.

9. Board Members

Director Novinski noted that this is the first year that GHI has run out of lawn bags.

Director James said that a draft version of the pesticide use report will be brought to the Board in December. He noted that the Member and Community Relations committee is having a holiday celebration for court liaisons on December 3.

Director Agans noted that she received a pesticides petition in her door. On behalf of the Finance committee, she said that member Bill Jones is revising the reverse mortgage program idea.

Regarding the potential reduction in bus service to GHI, Agans suggested sending a letter from GHI to County Council member Ingrid Turner and the Head of Transportation for Prince George's County. President Lewis requested Director Agans draft the letter.

Director McFadden recognized Director Agans for her transportation activism. She said that the Companion Animal committee is seeking Board approval to post a notice around Greenbelt about an upcoming grief and loss support group for those grieving the loss of an animal friend. She said the support group would meet at the GHI building. Director of Member Services Krob said that the committee would like to broaden the scope of the group to encourage more people to attend. President Lewis suggested this be placed on a future agenda, and said that if the committee would like to serve Greenbelt they may want to become a City committee. She noted that the GHI Board room is limited in size. Director James inquired about liability for providing psychological counseling at GHI; General Manager Overdurff responded that GHI is covered.

Audit Committee Chair Wilkerson reported that the Yard Line committee has completed 257 certified plats.

10. Manager

General Manager Overdurff said that representatives from Verizon will attend the December 4th Board meeting and present a plan for installing FIOS equipment on GHI property. She said that GHI would need to sign a 10-year contract; there would no cost to GHI for installation. She encouraged Board members to take a look at the Greenhill Outfall Stabilization Project. Staff member Matt Berres has offered to take the Board on a walking tour of GHI parcels B, D and V on a Saturday in December to view the current status of invasive species.

Director of Finance Perry reported on the real estate tax appeal. To date, GHI has received refunds totaling \$298,000 and incurred fees of \$99,500.

Assistant General Manager Ralph said that due to recurrent sewer problems, WSSC will replace the mains, water lines, and laterals for 5 Court Eastway at the beginning of 2009. During this work, GHI will be able to install conduits underneath the new concrete pathway to allow future placement of walkway lights (the path is being expanded from 30" to 36.") WSSC will replace those trees which need to be removed for the work.

Regarding GHI's request of WSSC to replace water piping throughout GHI, Ralph explained that to reduce disturbance to members, they are revising their construction technique to utilize a method of boring rather than trenching.

MOTION: TO ADJOURN.

Moved: Novinski

Seconded: McFadden

Carried 7-0

The meeting adjourned at 9:03 p.m.

Ed James
Secretary