

Minutes
GHI Board of Directors
November 6, 2008

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

Excused Absence: Agans

Others in Attendance: Gretchen Overdurff, General Manager
Eldon Ralph, Assistant General Manager
Joan Krob, Director of Member Services
Brenda Lewis, Director of Human Resources
Joe Perry, Director of Finance
Tom Sporney, Manager of Technical Services
Dianne Wilkerson, Chair, Audit Committee
Michael Iacangelo, Audit Committee
Dorothy Lauber, Audit Committee
CJ Evans, Recording Secretary
Melissa Pickworth

President Lewis called the meeting to order at 7:58 p.m.

1. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS REVISED.

Moved: Hickey

Seconded: Morse

Carried 7-0

2. Visitors and Members

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.

- JAYNE J. WILSON AND ASHLEY L. WILSON.

Moved: James

Seconded: McFadden

Carried 7-0

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

- FROM THEA LOVELL, SOLE OWNER TO THEA LOVELL AND PAULA C. MARINELLI, JOINT TENANTS.

Moved: James

Seconded: Hickey

Carried 7-0

4. Committee Reports

The Member and Community Relations committee submitted its quarterly report. The Board agreed that the committee did a great job on the annual members' picnic and Labor Day Festival events.

5. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA.

Moved: Morse

Seconded: Novinski

Carried 7-0

6a. Minutes Submitted for Approval (CA)

- October 9, 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 issues contrary to GHI rules. The ARC recommended 3-0-0 that the requested exception as to the length of the screen and its placement back-to-back to an existing fence not be approved. At the Board meeting of 14Aug08, the Board discussed several concerns with Ms. Pickworth, including:

- The neighbor leaving the dogs in the yard unaccompanied;
- Discussions/cooperation with the owner of the dogs;
- The use of the privacy screen to distract the dogs from barking when Ms. Pickworth is in her backyard;
- The effect on other members of the community who want large privacy screens and/or separation from their neighbors;
- Quality of life of the two neighbors;
- The possibility of the two neighbors working with the Companion Animal Committee to try to work out the behavioral problems of the dogs.

This issue was referred to the Companion Animal committee for sixty days and brought back to the Board. The Companion Animal Committee has provided its report on this case.

Ms. Pickworth admitted that she was not able to attend the Companion Animal committee meeting, and did not attempt to reschedule because she did not know who to contact. She said she has seen a copy of the report. She also admitted that she has not had conversations with her neighbor. Ms. Pickworth offered to lower the fence by one foot if that would help to keep the area open. Director Novinski and Director Hickey responded that this would not change the decision of the ARC. Director Robles noted that the dogs are exhibiting unacceptable behavior and it is the owner's responsibility to educate the dogs so that they don't threaten people. Director Morse reminded the Board that the dog owner said she would be willing to work with a professional dog trainer.

MOTION: THE BOARD OF DIRECTORS DOES NOT ALLOW INSTALLATION OF THE EXISTING GRASS REED SCREEN IN THE GARDENSIDE YARD OF 13X HILLSIDE ROAD. THE MEMBER IS DIRECTED TO REMOVE THE SCREEN BY DECEMBER 31, 2008.

Moved: Hickey

Seconded: Morse

Carried 7-0

6c. 3rd Quarter Operating Statements and Balance Sheet

Director of Finance, Joe Perry presented the Operating Statements to the Board. He noted that there would be a few formatting changes made for clarification. The 88% surplus was explained to the Board as replacement reserves interest. Perry noted that reserves activity and operating activity should be separated in the future.

6d. Proposed 2009 Operating Budget – 1st Reading

Director of Finance, Joe Perry summarized the 2009 proposed operating budget and included important changes. The following were addressed:

- The reason for the net service/other income decrease;
- Subleasing fees;
- Garage rental figures need to be updated;
- The increase in legal expenses due to the tax appeal currently in progress;
- “Bad debt” was explained;
- Reasons for the reduction in tree maintenance costs;
- The inclusion of depreciation in the motion.

It was noted that the total operating charges (page 4 of the budget) are \$7,966,388.

MOTION: THE BOARD OF DIRECTORS APPROVES, FOR FIRST READING, THE 2009 OPERATING BUDGET IN THE AMOUNT OF \$7,966,388 WITH DEPRECIATION ON MEMBERS’ HOMES OF \$503,508.

Moved: Morse

Seconded: Hickey

Carried 7-0

6e. Scheduling of Strategic Plan Review and Annual Meeting

The Board decided that it would like to quickly review the Strategic Plan at a Board meeting. If more time is needed, an evening could be scheduled. It was decided that the Strategic Plan would be added to a December board meeting agenda.

The Annual Meeting will take place Thursday, May 21, 2009 at the Greenbelt Community Center.

6f. Greenhill Outfall Stabilization Project Contribution, Second Reading

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

Moved: James

Seconded: Morse

Carried 6-0-1

7. Items of Information

No comments.

8. President

President Lewis made several announcements:

- A workshop was held for Greener Greenbelt Initiative
- Marketing committee new member social went very well. It was noted that Board and Audit committee members would like to receive notices of new member socials
- Committee appointments: Mary Ernsberger and Catherine McHugh to the Green Ribbon Task Force and Ann Lombardi to the Yard Line committee

9. Board Members

Director Novinski reported that the Yard Line committee lost a member in September and gained a new member in November. One member of the committee is currently in Peru, and has been communicating through email. Director James noted that the Buildings committee is working on a survey for membership opinions on heating systems. There will be a Member and Community Relations party for Court Liaisons in December. Director McFadden reported that she attended the Green Ribbon workshop and found it very interesting. The Companion Animal committee will be approaching the Board about viewing a video about the use of pesticides and herbicides. Director Morse reported that there was dwindling attendance at the last of the GRTF workshops. He added that there were a lot of useful and lively discussions.

10. Manager

General Manager Overdurff commented on how smoothly the budget process went this year. She thanked Director of Finance Joe Perry for his presentation. Director of Human Resources, Brenda Lewis reported that the Communicator has been distributed and articles for the next edition are due November 17. It was also added that a Holiday Party Team has started work on the staff holiday party, with Joe Perry acting as the Staff Liaison. The party will be December 19th from noon to 4:00.

MOTION: TO ADJOURN.

Moved: McFadden

Seconded: Morse

Carried 7-0

The meeting adjourned at 9:27 p.m.

Ed James
Secretary