

Minutes
GHI BOARD OF DIRECTORS
December 15, 2011

Present: Boswell, Hess, James, Jones, McFadden, Morse, Moore, Novinski, and Wartell
(7:40pm)

Others in Attendance:

General Manager, Eldon Ralph	Anna Bedford
Joan Krob, Director of Member Services	Barrett Dillow
Joe Perry, Finance Director	Kris White
Tom Sporney, Director of Technical Services	Henry Haslinger
Dianne Wilkerson, Audit Committee Chair	Dan Obester
Bill Edwards, Audit Committee	Ken Mahen
Debbie Cooley, Audit Committee	Monica Johnson, Recording Secretary
Ruth Wilson	

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

1. Approval of Agenda

One item was added to the agenda: (Homestead Tax Letters) as item 1a.

MOTION: TO APPROVE AGENDA AS REVISED.

Moved: James

Seconded: Hess

Carried 8

1a. Homestead Tax letters – Director Perry explained to the Board the mistake that was made on the letters and what took place to correct the mistake. Mr. Perry also explained the necessary steps to help the members with filing appeals.

2. Visitors and Members

President Boswell welcomed visitors and members. No one addressed the board on items not on the agenda.

3. Approval of Membership Applications

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

- **GREGG GOODMAN, SOLE OWNER, 39H RIDGE ROAD**

Moved: James

Seconded: Chuck

Carried 9

4. Committee Reports

- Companion Animal Committee – Ms. White reported that the committee was working on a Disaster Preparedness Survey, and would like the Board to review it at a later date. Ms. White summarized the CAC semi-annual report that was part of the Board's packet of information. She noted that the next CAC meeting will be on January 17th.
- Additions Maintenance Task Force – Director McFadden reported that letters will be going out to the members who are on the Addition Maintenance Program letting them know that forty homes will be chosen to be surveyed.
- Woodlands Committee – Director James reported that the next Woodlands Committee meeting will be on December 21st.

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

Moved: James

Seconded: Hess

Carried: 9

6. For Action or Discussion

6a. Approval of Minutes: November 3, 2011

APPROVED BY CONSENT: MINUTES OF NOVEMBER 3, 2011.6b. Expenditure Authorization #1,2nd Reading – CA**MOTION: APPROVED BY CONSENT SECOND READING OF EXPENDITURE AUTHORIZATION #1 FOR 2012 IN THE AMOUNT OF \$9,364,349.**6c. Proposed Gardenside Fence with Gate Across Common Sidewalk Outside Yard Boundary, 11G Ridge Road

The member at 11G Ridge Road submitted a permit request to install a fence across her gardenside yard, placing a gate across the shared common sidewalk. GHI staff pointed out that the proposed placement of the fence conflicted with GHI rules. The Architectural Review Committee heard the case and voted 4-1-1 that the proposed fence not be allowed. The Board asked questions of the member and during discussion of the issue pointed out the negative consequences of blocking off a common walkway.

MOTION: THE BOARD OF DIRECTORS DOES NOT ALLOW THE INSTALLATION OF THE GATE OVER THE COMMON SIDEWALK, OUTSIDE THE YARD BOUNDARIES OF THE GARDENSIDE YARD AT 11G RIDGE ROAD.

Moved: Jones

Seconded: Morse

Carried: 6-2

opposed: Novinski and James

6d. Proposed Revision to Shed Rules

At the Board meetings of 17Nov and 1Dec, the task group submitted for discussion its recommendation for revision to this section of the rules to the GHI Board, incorporating its original proposal, and considering comments from ARC and staff. The proposal was reviewed at the meeting and attendees made comments. The group stated that it would further consider the comments taken at the Board meeting, and provide a further revision to incorporate the results of that discussion.

MOTION: THAT STAFF SEND OUT A REQUEST FOR FEEDBACK FROM MEMBERS ON THE REVISED SHED RULES. THE MEMBERSHIP HAS UNTIL WEDNESDAY, FEBRUARY 29, 2012 TO RESPOND.

Moved: Hess

Seconded: Jones

Carried: 9

6e. Proposed Revision to Rainbarrel Rules

The Board of Directors expressed its interest in revising the existing rules to allow a wider range of colors for rainbarrels. Presently the GHI rules for this particular product indicate that granite is the only color approved for this particular rainbarrels. After discussing the rules the Board of Directors decided to amend the rules for the rainbarrel.

MOTION: THAT ALL COLORS OF RIVERSAFE RAINBARRELS BE ALLOWED.

Moved: Jones

Seconded: McFadden

Carried: 5-4

Opposed: Wartell, James, Morse, and Hess

6f. Electrical Inspections Update

General Manager Ralph updated the Board on electrical inspections noting that ten members had not responded. The Board suggested that Mr. Ralph use the month of January to try to get the inspections completed before bringing it back to the Board for further action.

6g. 2012 Business Owners' Insurance Policy Renewal

MOTION: THAT THE BOARD OF DIRECTOR DOES APPROVE FOR SECOND READING AND FINAL PASSAGE, THE EXPENDITURE OF \$530,387.00 FOR RENEWING THE GHI PROPERTY AND BUSINESS OWNERS INSURANCE PACKAGE FOR 2012 AS PROPOSED BY POLKES & GOLDBERG INSURANCE, INC.

Moved: Hess

Seconded: James

Carried: 9

6h. Update on Lawrence Apartment Purchase Activities

General Manager Ralph updated the Board on the Task Force's activity and their recommendation that the Board of Directors pursue purchasing Lawrence Apartments.

6i. Finance Committee Recommendation

MOTION: THE BOARD OF DIRECTORS APPROVES OF THE ADDITIONAL LANGUAGE TO THE INVESTMENT POLICY INVESTMENT GUIDELINES IN SECTION 2.A.i.h TO INCLUDE LOANS TO GHI AND ITS SUBSIDIARIES.

Moved: Hess

Seconded: Morse

Carried: 9

7. Items of Information

1. Prince George's County Preliminary Preservation Area Functional Master Plan
2. Board and Committee Task list
3. Monthly GHI and City Calendars

8. President – President Boswell congratulated General Manager Ralph on his first Board of Directors meeting. He also mentioned that Gretchen Overdurff is still on staff until the end of the year. President Boswell added that before Mrs. Overdurff leaves he would like for Management to work on a current version of the Strategic Plan. In closing, President Boswell thanked everyone who worked on Mrs. Overdurff's Retirement celebration at the Marriott on Sunday, December 11, 2011.

9. Board Members

Director Novinski expressed how she really enjoyed the article written by Mr. George Bachman in the 2011 Winter Communicator. Very impressive!

Director Wartell wished everyone a Happy Holiday.

Director James reminded everyone about the reception for Mrs. Overdurff and Mr. Ralph on December 29th.

Director Hess congratulated everyone for putting on a great Retirement party for Mrs. Overdurff. Congratulated Eldon Ralph and wished him a long and prosperous and successful time as General Manager. Wished everyone a Merry Christmas.

Director McFadden extended Happy Birthday to Director Wartell and gave congratulations to Mr. Ralph.

10. General Manager Ralph reported that Pepco will be replacing 200 telephone poles in the city. He announced he would be on leave on December 30, 2011.

MOTION: TO ADJOURN.

Moved: Jones

Seconded: McFadden

Carried: 9

The meeting adjourned at 9:20 p.m.

Ed James
Secretary