

Minutes  
GHI Board of Directors  
December 21, 2006

Present: Agans, Alpers, Lauber, Lewis, McFadden, Moore, Morse, Ready

Excused Absence: Hudson

Others in Attendance:

Gretchen Overdurff, General Manager	Genevieve Courbois, Recording Secretary
Steve Ruckman, Director of Finance	Michael Iacangelo, Audit Committee
Eldon Ralph, Director of Physical Plant Operations	Beverly Dziduch
Joan Krob, Director of Member Services	Mary Ernsberger
Brenda Lewis, Director of Human Resources	Carol J. Miller
Tom Sporney, Staff Engineer	Dianne Wilkerson, Chair, Audit Committee

President Lewis called the meeting to order at 7:32 p.m. President Lewis added Item 6c. – Scheduling Session with Potomac Valley AIA Chapter to the Agenda.

1. Approval of Agenda

**MOTION: MOVE APPROVAL OF THE AGENDA AS REVISED.**

Moved: Alpers

Seconded: Moore

Carried 7-0

2. Visitors and Members

Mary Ernsberger, stated that her request for an exception is on the Board's January 11, 2007 Agenda. She questioned if "there [was] any point" in bringing the exception request to the Board as the A&E Committee has recommended against granting the exception. She expressed concern that during the A&E Committee meeting Director Moore stated "a rule is a rule." Director Moore clarified that what he said during that meeting was, "if it's a rule, we should enforce it or change it." President Lewis stated that the Board can grant exceptions and encouraged the member to come to the meeting and present her request to the Board on January 11<sup>th</sup>.

3. Approval of Minutes

**MOTION: MOVE APPROVAL OF THE MINUTES OF NOVEMBER 2, 2006, AS RESUBMITTED.**

Moved: Ready

Seconded: Agans

Carried 7-0

4. Approval of Membership Applications

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

- **ROBERT P. DEDALIS**
- **THOMAS B. WISE**
- **MARY ANN HOWERTON**
- **JENNIFER JONES**
- **RALPH STEPHEN MESSER**

Moved: Lauber

Seconded: Moore

Carried 7-0

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

- **JAMES A. GRANT AND RAYLENE A. GRANT, TENANTS BY THE ENTIRETY, TO JAMES A. GRANT, SOLE OWNER**
- **SHARON BRANN, SOLE OWNER TO SHARON P. KINDROCK, SOLE OWNER**
- **CHANGE IN OWNERSHIP ALLOCATIONS: PATRICIA SALZMAN (2%), DAVID SALZMAN (49%), AND LAURA THOMAS (49%)**

Moved: Lauber

Seconded: McFadden

Carried 7-0

5. Committee Reports

There were no committee reports.

6a. Requested Resale Exception for Over Height Fence, 13F Laurel Hill Road

On 5Oct06, staff noted during the resale inspection of 13F Laurel Hill Road that the top rail of the chain link fence surrounding the serviceside, end, and gardenside yards of this end home is 48" high. This conflicts with GHI rules stating a maximum fence height of 42". The A&E Committee recommended 4-0-0 that the fence be removed or replaced with a compliant fence at resale.

Mrs. Miller began discussion by stating that this fence has been in place since she purchased her unit 27 years ago, and GHI did not note that the fence was over height during a resale exception in 1994. She said that her prospective buyer has a dog and the fence is a major attraction for the buyer. She also explained that the lack of a fence will encourage walkers to cut through the yard. She requests that an exception be granted based on the length of time the fence has been in place; she added that GHI has never brought this to her attention and other fences in GHI are this high.

Staff Engineer Sporney added that an over height fence is one of the non-compliant items which will be noted during the resale inspection. Director Ready explained that resale is the time to bring non-compliant items into compliance. President Lewis inquired about the condition of the fence; Mrs. Miller responded that it is good and has been painted. Director Ready emphasized that the height of the fence is the issue under discussion and not its condition. Sporney said there is no exception request on file for the installation of the fence. Director McFadden felt that the member has been diligent, has demonstrated that removing the fence will be an economic hardship, and has provided valid reasons for an exception.

**MOTION: THAT THE BOARD ALLOW AN EXCEPTION FOR THE MEMBER TO RETAIN THE 48” HIGH CHAIN LINK FENCE AT 13F LAUREL HILL ROAD.**

Moved: McFadden

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**MOTION: THE BOARD OF DIRECTORS DOES NOT APPROVE AN EXCEPTION FOR THE EXISTING 48” HIGH CHAINLINK FENCE AROUND THE YARD AT 13F LAUREL HILL ROAD, AND DIRECTS THE MEMBER TO MAKE ARRANGEMENTS TO REMOVE THE FENCE.**

Moved: Ready

Seconded: Moore

Carried 6-0-1 abstention

Mrs. Miller inquired if GHI could remove the fence or lower it by 6 inches. Director Ready stated that GHI would not lower the fence, however, GHI will remove it and the new member can install a new one that meets regulation. Mrs. Miller expressed her disappointment with the decision based on both the fence's age and the 1994 resale inspection, as well as the fact the fence is a major selling point. Director Alpers emphasized that housing codes change over time and said that a lack of citation in the past is irrelevant to the Board's decision.

6b. Disposition of Unallocated Funds

**MOTION: THE BOARD OF DIRECTORS APPROVES OF A REDUCTION IN MEMBERS' CHARGES FOR THE YEAR 2008 AS A RESULT OF SURPLUS FUNDS RECEIVED IN THE YEAR ENDING DECEMBER 31, 2006.**

Moved: Ready

Seconded: Lauber

Carried 7-0

6c. Scheduling Session with Potomac Valley AIA Chapter

General Manager Overdurff said that Carl Elefante has suggested a meeting between the Potomac Valley AIA Chapter's Task Force and GHI. Based on Board discussion, Overdurff said she would present January 23 as the first choice, followed by January 22 as an alternative. President Lewis said that she would like Jim Cohen to be in attendance. It was suggested that the Green Ribbon Task Force be invited as well.

7. Items of Information

No discussion.

8. President

President Lewis said that Mr. Monks will again be appealing GHI's annual tax assessment. As a result of his efforts, GHI has received tax relief in the past six years. She said that she would like to look at the charters for all committees in January. She announced the receipt of a thank you from the

Cooperative Development Foundation for GHI's \$160 contribution. She wished everyone a happy holiday and new year.

#### 9. Board Members

Director Agans noted that Dave Mills has been doing an erosion study in conjunction with safety issues and would like to consult with staff. She said that the Woodlands Committee will meet on the third Wednesday of each month and she will be stepping down and Peter Blank will be appointed co-chair with Lora Katz.

Director McFadden announced that the Greenbelt Climate Action Network will be holding a town meeting with entertainment on Tuesday, January 9 from 7 – 10 pm.

#### 10. Manager

General Manager Overdurff and Director of Human Resources Lewis presented the Board with a newly framed mission statement to hang in the Board room. On behalf of the staff, Overdurff conveyed that it has been great working with the Board this year and everyone is looking forward to next year. She announced that a new receptionist will be starting on January 8 and noted that the reception area is being reconfigured for better efficiency and creation of additional meeting space. She stated that GHI is still seeking two maintenance employees.

President Lewis added that she recently attended the pre-purchase orientation and was very impressed with the Power Point presentation.

Director of Finance Ruckman said the payment coupon books were mailed out late (on Wednesday) due to an unexpected delay. Members can bring their payments to the GHI office if they would like.

#### **MOTION: TO RECESS TO EXECUTIVE SESSION FOR MEMBER UPDATES OF MEMBER COMPLAINT ISSUES AND DISCUSSION OF TWO MEMBERSHIP APPLICATIONS.**

Moved: Moore

Seconded: Morse

Carried 7-0

The meeting recessed at 8:13 p.m.

Dorothy Lauber  
Secretary