

- REID A. ROTTACH
- LUCIA E. PUGNALI
- CAROLINE S. NEVINS

Moved: Lauber

Seconded: Morse

Carried

5. Committee Reports

There were no committee reports.

6a. Proposed Window Changes, 4G Gardenway

On 15Sep06, Ms. Linnea Berge submitted a permit request to replace her kitchen window with a garden window and add a matching garden window in the dining room. While the kitchen window would be replaced by a window of the same size, the matching garden window would require a new opening. In reviewing the permit request, the A&E Committee felt that the proposed width of the new garden window would crowd this location, and be very close to both the drain pipe and neighboring unit. The Committee suggested reducing its width. Ms. Berge agreed to the idea of a smaller window.

MOTION: THE BOARD OF DIRECTORS DOES ALLOW INSTALLATION OF THE PROPOSED SAME-SIZE KITCHEN GARDEN WINDOW AT 4G GARDENWAY.

Moved: Ready

Seconded: McFadden

Carried

MOTION: THE BOARD OF DIRECTORS DOES ALLOW INSTALLATION OF A 21" MAXIMUM WIDTH DOUBLE-HUNG DINING ROOM WINDOW, CENTERED BETWEEN THE DOWNSPOUT & TRASH CLOSET DOOR AT 4G GARDENWAY.

Moved: Ready

Seconded: Lauber

Carried

President Lewis thanked Ms. Berge for working so well with the Committee. Ms. Berge expressed her appreciation for the work of Staff Engineer Tom Sporney. In response to a question from Director Agans, Sporney stated that two to three permit requests per year are to replace gardenside windows.

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

On 5Oct06, staff noted during the resale inspection of 13F Laurel Hill that the top rail of the chain link fence surrounding the serviceside, end and gardenside yards of this end home is 48" high which conflicts with GHI rule §VII.B.4. *The maximum fence height shall be forty two (42) inches.*

The member was not present for Board discussion. President Lewis inquired about the status of the resale; Staff Engineer Sporney stated that he was unaware of any urgency from the member regarding the sale. President Lewis said that the Board does not usually consider an exception request if the member is not present.

CONSENSUS: TO CONSIDER THIS EXCEPTION REQUEST AT THE NEXT BOARD MEETING; ACTION WILL BE TAKEN EVEN IF THE MEMBER IS NOT PRESENT.

6c. Revision of Rules for Yard Lines

Director Hudson stated that GHI rules need to be revised to reflect the intent of recent revisions to plat verbiage. Director Morse suggested that a “statement policy” also be included to provide guidelines as to how the Board will make a decision to redraw yard lines to assure members that this decision will not be exercised “arbitrarily, capriciously or with favoritism.” President Lewis said that this could be added to a future agenda by Director Morse in conjunction with another Board member.

MOTION: THE BOARD OF DIRECTORS DOES APPROVE CHANGES TO GHI RULES §VI.D. & §VI.F. REGARDING YARD LINES AS PRESENTED IN THE MANAGER’S MEMORANDUM DATED DECEMBER 1, 2006.

Moved: Hudson
Abstained: Morse

Seconded: Lauber

Carried

6d. Member Request for Exception – Co-op Fee Payment Procedure

Director Alpers said that a new procedure will enable members to make payments in the form of a personal check or money order at the GHI office and receive a written receipt if requested. In response to a question from President Lewis, member Doug Love, said this will address his concern and he would like a written document stating this procedure.

After a motion was made by Director Alpers regarding approval of this procedure, Director Ready questioned whether a motion was in order. Ready pointed out that staff is willing to revise existing procedure, and as this is a procedural change implemented by staff, it may not necessarily require Board action.

CONSENSUS: THE BOARD OF DIRECTORS APPROVES OF THE PROCEDURAL CHANGE ENABLING MEMBERS TO MAKE PAYMENT BY CHECK OR MONEY ORDER AT THE GHI OFFICE AND TO RECEIVE A WRITTEN RECEIPT IF SO REQUESTED.

6e. Expenditure Authorization #1 – 2nd Reading

MOTION: THE BOARD OF DIRECTORS OF GHI APPROVES FOR SECOND READING EXPENDITURE AUTHORIZATION #1 FOR 2007 IN THE AMOUNT OF \$7,119,387.

Moved: Alpers

Seconded: Ready

Carried

6f. Third Quarter Operating Statements

The Board reviewed the Third Quarter Operating Statements. Director of Finance Ruckman said that revenue is up and expenses are down. Director Agans questioned the large difference between the budgeted and actual figures for maintenance contract work. Ruckman explained that while replacement reserve activity expenses are reflected in these statements, it is budgeted outside of these statements. He said that it is reflected in this manner as the result of the new accounting software, but this problem will be resolved by next year. In response to a question from Director Alpers, Ruckman said that depreciation on vehicles is reflected in the budget while depreciation on homes is not.

6g. Establish 2007 Meeting Schedule

CONSENSUS: THE BOARD MEETING SCHEDULE WILL BE THE SECOND AND FOURTH THURSDAYS UNTIL THE CURRENT BOARD TERM ENDS IN MAY: JANUARY 11 AND 25; FEBRUARY 8 AND 22; MARCH 8 AND 22; APRIL 12 AND 26; AND MAY 10 AND 24. THE ANNUAL MEETING IS SCHEDULED FOR MAY 17.

7. Items of Information

No discussion.

8. President

President Lewis said that she received the Power Point presentation given by member Jim Cohen at the last Board meeting. She is requesting that committee members let her know if they would like to continue serving in their present capacities or if there are other committees they would prefer. Material to capture this information has been distributed to Board liaisons to take to their committees which will save on postage. She requested that Board members let her know if they have any suggestions of members who could serve on committees. She pronounced the staff Christmas party “delightful.”

9. Board Members

Director Morse expressed his appreciation to staff for the common areas leaf removal technique. Director Agans passed along positive feedback conveyed to her by a member regarding customer service. Director McFadden thanked staff for the invitation to the Christmas Party and said she regretted not being able to attend. Director Ready thanked staff for sending out the members’ charge letters early.

Audit Committee member Marat Moore thanked GHI for the leaf bags. President Lewis expressed appreciation to all those who have helped distribute the bags and reminded everyone that next Saturday is the last day for distribution at the 6 Hillside garage.

10. Manager

No discussion.

MOTION: TO RECESS TO EXECUTIVE SESSION.

Moved: Ready

Seconded: Lauber

Carried

The meeting recessed at 8:15 p.m. for executive session for member complaint issues.

Dorothy Lauber
Secretary