

Minutes
GHI Board of Directors
March 12, 2009

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

Others in Attendance:

Gretchen Overdurff, General Manager	Richard Olsen
Eldon Ralph, Assistant General Manager	Peter Blank
Joe Perry, Director of Finance	Bob Snyder
Joan Krob, Director of Member Services	Paul Snyder
Brenda Lewis, Director of Human Resources	Darlene Brengle
Tom Sporney, Manager of Technical Services	Jean Newcomb
Matt Berres, Manager of Sustainability and Quality Control	Gail Phillips
Dianne Wilkerson, Chair, Audit Committee	Kate Bauer
Dorothy Lauber, Audit Committee	Mayor Judith F. Davis, Greenbelt City Council
Michael Iacangelo, Audit Committee	Lora Katz
Genevieve Courbois, Recording Secretary	Neil McConlogue

President Lewis called the meeting to order at 7:43 p.m.

1. Approval of Agenda

President Lewis removed Consent Agenda from the agenda.

MOTION: TO APPROVE THE AGENDA AS AMENDED.

Moved: Morse

Seconded: Mazursky

Carried - 8

2. Visitors and Members

Mayor Davis announced Earth Hour on Saturday, March 28 from 8:30-9:30 pm. During this hour, Greenbelt residents are encouraged to turn off their lights and GreenACES is having a flashlight walk in Old Greenbelt. Director Agans suggested notifying residents using Greenbelt's alert system.

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:

- **CYNDI L. SMITH AND LINDA BRASHEARS**

Moved: James

Seconded: McFadden

Carried - 8

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

- **FELICIA M. METZ AND ESTATE OF BARBARA METZ, TO FELICIA M. METZ AND GARY METZ, TENANTS IN COMMON**
- **MICHELE TOUCHET, SOLE OWNER TO MICHELE TOUCHET AND LUTZ RASTAETTER, JOINT TENANTS**
- **CARY WADE, HEBERT C. WADE, AND ALICE L. WADE AB LIVING TRUST TO HERBERT C. WADE AND ALICE WADE AB LIVING TRUST(B) DATED JULY 2, 1996, FOR THE BENEFIT OF CARY WADE**

Moved: James

Seconded: Hickey

Carried - 8

MOTION: THAT THE BOARD APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT FOR REFINANCING:

- **GARY TSCHABRUNN AND MARY TSCHABRUNN, TENANTS BY THE ENTIRETY TO GARY TSCHABRUNN AND MARY TSCHABRUNN, TENANTS BY THE ENTIRETY**

Moved: James

Seconded: Hickey

Carried - 8

General Manager Overdurff said that NCB Savings requires execution of a new MOC to refinance.

4. Committee Reports

There were no reports to review.

5a. Approval of the Minutes: January 22, 2009

A motion was called to approve the minutes of January 22, 2009. Jean Newcomb, 13U Hillside Road, handed out a multi-page document to the Board regarding the minutes of January 22, 2009 and the Woodlands Committee report "*The Use of Herbicides in the Stewardship of GHI Natural Areas.*" President Lewis said that Ms. Newcomb's document could not be appended to the minutes and asked specifically what Ms. Newcomb was objecting to. In response to Ms. Newcomb's document, Director James said that direct quotations [from the Woodlands Committee] should not be challenged. President Lewis said that the Board would review Ms. Newcomb's document and the minutes would be on the next agenda.

CONSENSUS: TO BRING THE MINUTES OF JANUARY 22, 2009, BACK TO THE BOARD.

5b. 2009 Energy Audit Contract – 1st Reading

In the fourth quarter 2008, the GHI Buildings Committee prepared a request for proposal for an energy audit for GHI homes given the current systems within the units and the potential for insulation upgrades. In January 2009, GHI staff formally solicited bids from seventeen (17) pre-qualified energy consultants. Bids were received from five (5) consultants who attended the pre-bid meeting: Elysian Energy, LLC - \$3,500.00; TerraLogos Green Home Services - \$7,995.00; Calvert-Jones Company, Inc. - \$15,000.00; Ardently Green - \$21,000.00; and Access Green, LLC - \$31,140.00.

After reviewing the bids, the Buildings Committee suggested that Calvert-Jones Company Inc., Ardently Green and Access Green LLC be invited for interviews. A task force comprised of three (3) GHI staff members, three (3) members of the Buildings Committee and a former member of the Sustainable Design Practices Committee met with the consultants, and unanimously agreed that Ardently Green should be selected to undertake the energy audit. The Buildings Committee voted unanimously in concurrence.

During Board discussion, Assistant General Manager Ralph said that the consultant will undertake a targeted energy audit of six (6) homes: three (3) middle units and three (3) end units. The homes have not yet been selected, but will be those which have retained their original footprint. The consultant will do a very exhaustive study, and the findings will be shared and discussed with the membership.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH ARDENTLY GREEN TO PERFORM THE ENERGY AUDIT FOR GHI AS DESCRIBED IN ITS REQUEST FOR PROPOSAL AND DIRECTED BY GREENBELT HOMES STAFF, AT ITS BID of \$21,000.00 PLUS 10 % FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$23,100.00.

Moved: Morse

Seconded: James

Carried - 8

5c. 2009 Spring & Fall Gutter Cleaning Contract – 1st Reading

An amount of \$54,000 has been budgeted in 2009 for the spring and fall gutter cleaning work (to be assigned to contractors.) Because the number of gutters cleaned during the spring has continued to increase every year, the full lot of GHI homes is budgeted for spring cleaning in 2009.

Prices were solicited for the distinct categories of roof types. GHI formally solicited bids from ten (10) independent gutter-cleaning contractors and received bids from the following five (5) contractors:

NAME OF COMPANY	SPRING GUTTER CLEANING				FALL GUTTER CLEANING			
	A frame & townhome	B brick	C block & detached	D COMB.	A	B	C	D COMB.
METRO GUTTER	\$16,974.00	\$5,742.00	\$4,680.00	\$27,396	\$17,917.00	\$6,061.00	\$4,940.00	\$28,917.00
HEARN INSULATION	\$14,145.00	\$5,423.00	\$4,420.00	\$22,988	\$14,145.00	\$5,423.00	\$4,420.00	\$23,000.00
UNCLE SKEETERS ROOFS & GUTTERS	\$15,088.00	\$6,380.00	\$4,160.00	\$22,552.64	\$15,088.00	\$6,300.00	\$4,160.00	\$22,552.64
ROYAL GUTTER	\$16,877.00	\$7,315.00	\$5,962.00	\$29,249.00	\$16,877.00	\$7,315.00	\$5,962.00	\$29,249.00
ROOFWORKS	\$20,750.00	\$10,150.00	\$4,150.00	\$35,050.00	\$20,750.00	\$10,150.00	\$4,150.00	\$35,050.00

Upon evaluation of these bids, staff recommends awarding the spring & fall contract to Uncle Skeeter's Roofs & Gutters of Waldorf, Maryland. Total costs with this plan are \$45,105.28. Uncle Skeeter's has bid this type of work in recent years as Ned Stevens Gutters and performed similar work in 2007.

MOTION: THE BOARD OR DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH UNCLE SKEETER'S ROOF & GUTTERS TO PERFORM SPRING AND FALL CLEANING OF GUTTERS FOR ALL GHI HOMES AT ITS BID OF \$45,105.28.

Moved: Agans

Seconded: James

Carried - 8

5d. 2009 Slate Roof Contract – 1st Reading

Based on a recent survey, slate roofs on 36 homes as well as copper gutters and downspouts on 46 homes have been identified for replacement this year. The total amount budgeted in the replacement reserve program for these items is \$468,300 – comprised of \$369,463 for the 36 roofs and \$98,837 for the 46 gutters and downspouts. Staff formally solicited bids from thirteen (13) roofing contractors for slate roof replacement on 36 homes as well as copper gutters and downspouts on 46 homes and bids were received from seven (7) contractors:

NAME OF COMPANY	SCHEDULE A [20]	SCHEDULE B [16]	GUTTER REPLACEMENT
HEARN INSULATION & IMPROVEMENT CO. INC.	\$216,664.80	\$170,395.60	\$18,242.36
NORTHEAST CONTRACTING CORP.	\$220,000.00	\$182,000.00	\$18,400.00
H.T. HARRISON & SONS, INC.	\$314,279.00	\$253,739.00	\$23,059.00
RRH ASSOCIATES, LLC	\$265,650.00	\$217,020.00	\$23,750.00
CLINTON GENERAL CONTRACTORS	\$381,372.60	\$308,518.08	\$25,638.80

UNCLE SKEETER'S ROOFS & GUTTERS	\$270,040.00	\$217,170.00	\$23,470.00
RUFF ROOFERS, INC.	\$271,930.00	\$198,240.00	\$27,490.00

Upon evaluation of these bids, staff recommends awarding the work to Hearn Insulation. Hearn Insulation & Improvement Company has performed work satisfactorily for the past several years on this contract. It is recommended that a contingency of 10% above the bid prices be authorized for any unforeseen changes before the completion of the project.

During Board discussion, Assistant General Manager Ralph said that the bids received this year were very favorable and attributed it to lower material costs. Director Mazursky inquired about expanding the program this year since the bids are under budget. Ralph agreed that as many units should be included as possible and said he would pursue bidding out more roofs. President Lewis noted that roofs are selected based on condition; none of the units in this year's program are owned by Board members.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH HEARN INSULATION & IMPROVEMENT COMPANY, INC. TO PERFORM THE SLATE ROOF REPLACEMENT PROGRAM AT 36 HOMES, AND GUTTERS & DOWNSPOUTS AT 10 ADDITIONAL HOMES AS DESCRIBED ABOVE, AS DIRECTED BY GREENBELT HOMES, AT THE BID, \$405,302.76, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$445,833.00.

Moved: Novinski

Seconded: Mazursky

Carried - 8

5e. Woodlands Committee Report: Integrated Pest Management in the Stewardship of GHI Natural Areas

Ms. Brengel began by offering to bring in experts from the "opposing side" (to include Dr. Diana Post, President, Rachel Carson Council and Jay Feldman, Executive Director, Beyond Pesticides/National Coalition Against the Misuse of Pesticides) to address the Board about the harm in using pesticides and herbicides. President Lewis questioned the use of the term "opposing side" as GHI does not support spraying, and emphasized that the Woodlands Committee has consulted a wide range of expert sources. Ms. Brengel asserted that chemical researchers and environmentalists have two different opinions, approaches, research sources, and languages. Ms. Brengle contrasted the environmentalists' strategy with that of the Woodlands Committee. President Lewis read an excerpt from the Woodland Committee's report, which she said clearly states that the committee is not in favor of herbicides and considers them "a last alternative" once all other methods have been exhausted.

In reviewing a letter of January 22, 2009, submitted by Ms. Brengle and Ms. Newcomb to the Board, President Lewis said that they have been disseminating false information. She specifically cited the first sentence which she said erroneously describes GHI's integrated pest management strategy. Director Morse inquired if either Ms. Brengle or Ms. Newcomb has attempted to explain GHI's strategy in their communications to members. Ms. Newcomb responded that GHI's strategy has never been described to them.

Director James inquired about Ms. Newcomb's goal. She responded that she wants to make known the problem of toxicity of pesticides used in and around our houses, and that this toxicity has not been fully researched. Rather than being focused on the toxicity issue, she said the Board is "going off on tangents." Director James recalled that the original petition specifically addressed Round-Up and bamboo; Ms. Brengle confirmed this.

Woodlands Committee member Peter Blank thanked Ms. Brengle and Ms. Newcomb for bringing these issues to the committee's attention. He said that Ms. Brengle had mischaracterized him as he considers himself an environmentalist who cares about the human health and the environment, and does not feel he speaks a different language than an environmentalist. He said he was open to hearing the proposed presentation.

Richard Olsen, said that glyphosate is one of the most studied herbicides worldwide. Based on his experience with integrated pest management, he said that the committee's and GHI's strategy is impressive and surpasses many municipalities. In reading the report, he understands that glyphosate is a last resort; to rule out the option of ever using glyphosate is unrealistic.

Ms. Brengle again emphasized her willingness to bring two experts to the Board to speak to the committee's report as well as the toxicity of herbicides and pesticides. President Lewis emphasized that, within GHI, there is more acreage in private areas than in common areas. She stressed that GHI does not use pesticides in common areas, therefore, it might be more beneficial to educate members who take care of the private areas. President Lewis said that Mr. Brengle is requesting that the Board listen to the experts before it considers accepting the committee's report. She noted that the spring growing season is near and if the moratorium continues, the invasives will go unchecked in this short window of time.

Director McFadden commended the committee for its report and feels that the Board should take the opportunity to listen to the proposed presentation. Directors McFadden and Robles suggested adding the presentation as an agenda item at the next meeting. A motion was called, but a vote was not taken. President Lewis expressed her concern with the presentation, as the Board entrusted the committee to prepare this report, and they did an extremely thorough job. Director Novinski invited feedback from the committee on the proposed presentation. Other suggestions included a work session for the Board and a community meeting to educate the membership. Audit Committee member Iacangelo suggested that the experts prepare a written statement in response to the committee's report rather than a presentation. Director Hickey suggested that a report be prepared which brings together all of the research conducted by Ms. Brengle and Ms. Newcomb.

Director Robles commended the committee for its well-written report. She suggested adding more treatment techniques and including the fact that some mature trees died when a bamboo stand was treated. She requested that her name be removed as a report contributor since she had been unable to attend meetings or assist in the research due to time constraints.

Director Morse emphasized the need to look at the body of research as a whole rather than by factions. He said the issue has been thoroughly studied by researchers who were expert in the subject, and the consensus of the scientific community is that the toxicity of Round-Up, using GHI's application method, has never been shown. He stated that the research submitted to the Board by supporters of the petition had been addressed by Mr. Berres's response. He is open to hearing the proposed presentation, but emphasized the need to rely on consensus of the scientific community in scientific research. He expressed his concern about the proposed experts' abilities to speak objectively about the issue, and that all of the research could not possibly be addressed in the presentation.

Ms. Brengle said the committee's report is well done and appreciated the work that committee members invested in it. In response to Mr. Blank's perspective, she said that perhaps a more accurate characterization of the Woodlands Committee is "conservative" environmentalist. She noted that New Farm Extra Credit, which is included in the report as a treatment technique, is not accredited to eradicate bamboo in the State of Maryland.

Lora Katz, who is empathetic to both sides of the issue, said she can live with the report's recommendations and outcome. She said that she would like to see the Board make a decision and be accountable for that decision.

MOTION: THE BOARD OF DIRECTORS DOES ACCEPT THE RECOMMENDATION OF THE WOODLANDS COMMITTEE FOR THE CONTINUED USE OF INTEGRATED PEST MANAGEMENT IN THE STEWARDSHIP OF GHI NATURAL AREAS AS OUTLINED IN ITS REPORT TO THE BOARD OF JANUARY 2009.

Moved: Mazursky
Opposed: McFadden

Seconded: Agans

Carried 7-1

President Lewis said with the passage of this motion, the report of the Woodlands Committee has been accepted and the moratorium is lifted. She said that education of the membership and the Board is in order, for the good of the cooperative and Greenbelt. Manager of Sustainability and Quality Control Berres inquired about the objective of the presentation, the make-up of the panel, and the scope of education. President Lewis suggested that perhaps the Woodlands committee could address this.

5f. Converted Garage Maintenance Fee

Richard Olsen, feels that there is an overlap in charges as he is assessed a monthly garage fee and an addition maintenance fee for his attached garage which is used as living space. At its last meeting, the Finance Committee reviewed the issue, and agreed that members were being double charged.

MOTION: IN CASES WHERE AN ATTACHED GARAGE HAS BEEN CONVERTED TO AN ADDITION WITH LIVING SPACE, THE ADDITION MAINTENANCE FEE ONLY WILL BE CHARGED.

Moved: Mazursky

Seconded: James

Carried - 8

5g. Survey Results on Proposed New Storage Units at 9CT Southway

The Board is considering whether to convert an old boiler room at 9 Court Southway for storage use. A few months ago, staff surveyed members within 7,9,11 Courts Southway and 18 Court Ridge Rd, but none of the respondents were interested in renting a storage unit. The rental fees proposed to the members were \$150.00/month for an 85 sq ft unit and \$100.00/month for a 40 sq ft unit.

Staff suggested that the survey be expanded to include all GHI members and the proposed rental fees be reduced to \$90.00/month for an 85 sq ft unit and \$70.00/month for a 40 sq ft unit. Assistant General Manager Ralph said that lowering the rental rates could interest members in this opportunity which will raise revenues and lower member fees. Director James noted that the break even period would be 7.5 years for the 4-unit layout (85 sq ft units) and 5.1 years for the 7-unit layout (40 sq ft units).

Audit committee member Iacangelo posited if GHI is set up to manage a storage unit business and logistics should be considered in advance. Ralph encouraged consideration of whether this project is feasible. General Manager Overdurff said there has been high vacancy in storage units this year as people are cutting costs. She stressed that she would not want the proposed storage units to sit vacant after investing funds in such conversion. Director James noted that GHI may be creating a demand for storage units with upcoming renovations.

After the motion was called and prior to the vote, Director Mazursky recommended tabling the survey based on economics as an 150 square foot garage rents for 60 cents/sf while an 85 square foot storage unit would rent for over \$1.00/sf. Based on his calculations of value/sf, an 85 square foot storage unit should be \$50/month and the payback would be over 10 years. Director Morse noted that the garages are over subscribed and a garage and storage unit are two different types of spaces.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER TO CONDUCT A SURVEY AMONG ALL GHI RESIDENTS TO DETERMINE THE QUANTITY OF MEMBERS WHO ARE INTERESTED IN RENTING A STORAGE UNIT IN 9 COURT SOUTHWAY AT A FEE OF \$90 PER MONTH FOR A 4-UNIT LAYOUT OR \$70 PER MONTH FOR A 7-UNIT LAYOUT.

Moved: James

Seconded: McFadden

Carried 7-1

Opposed: Mazursky

Director Agans suggested that the survey state that indicating interest in a storage unit is non-committal.

5h. Annual Meeting Topics

The Board suggested topics for the agenda. Director James said that a petition is circulating to reduce the size of the Board. While the petition has not been formally submitted, he said there could be a by-law change on the agenda. General Manager Overdurff said that she would consult with a parliamentarian concerning the effective date if the by-law change were it to pass. Members were encouraged to submit items for the agenda.

6. Items of Information

No discussion.

7. President

On behalf of the Marketing Committee, President Lewis reported that there are over 40 units on the market (10 more than last month); a flyer will be included in the *Communicator* for members to post on work bulletin boards. The committee is having a contest for a new marketing slogan for GHI. Anyone can enter and Eleanor Roosevelt High School students will be invited to participate. She reported that the cooperative grocery store has applied for a \$250,000 grant from the State of Maryland. She thanked everyone who provided feedback on the draft letters to state legislators in support of the grant. Anne Healy, who is a sponsor, reported that this is a top priority.

8. Board

Director Agans announced a Finance Committee meeting on March 18. **Director McFadden** said the Companion Animal Committee is compiling a guide for owners faced with pets that become lost. **Director Morse** said Alice Mitchell will resign as chair of the Sustainable Design and Practices Committee in May. **Director Hickey** said ARC will meet on March 25. **Director Novinski** welcomed back staff member Tom Sporney and said she has been suffering from “meeting deprivation” in his absence. **Director Robles** announced a talk she is giving about the City of Greenbelt’s Public Works department at the New Deal Café on March 28, and Leslie Riddle is giving a talk about preventing pesticides from going into runoff on March 14. **Director James** said the Member and Community Relations appreciation lunch is Sunday, April 19, from 12:30 – 3:00 pm. He provided an overview of the electricity buying program recently presented by CQI Associates (www.cqiassociates.com).

Audit Committee Chair Dianne Wilkerson thanked the Board for reading the motion prior to voting. She thanked whoever fixed her garage door.

9. Manager

General Manager Overdurff said 85-90 members attended the recent information session by CQI Associates on their electricity buying program. She said members can sign up at any time, the contract term is one year, and there is an approval process. She emphasized that members should not break existing contracts. All billing is through PEPCO.

Manager of Sustainability and Quality Control Berres thanked the Board for their decision in accepting the recommendation of the Woodlands Committee. President Lewis commended the committee for their excellent report and thorough research. In response to a question from President Lewis about renewable resources, Berres said that wind power can be purchased through www.cleancurrents.com at a rate of 11.5 cents. GHI may be able to negotiate a preferential rate for all members in the future.

MOTION: TO ADJOURN.

Moved: Mazursky

Seconded: McFadden

Carried - 8

The meeting recessed at 9:45 p.m to executive session.

Ed James
Secretary