



4. Approval of Membership Applications

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

- CYNTHIA L. ALLEN
- JOANNE L. SCOTT
- KERSTIN L.H. MILLS AND LINNEA R. BERGE
- GABRIEL GETZIE AND CATHERINE E. FORREST
- BETSY L. COAKLEY

Moved: Lauber

Seconded: Hess

Carried

5. Committee Reports

No oral committee reports were given to the Board at this time.

6a. 2006 Slate Roof Contract – 1<sup>st</sup> Reading

Director of Physical Plant Operations Eldon Ralph summarized the 2006 Slate Roof Contract, which would include replacing 24 slate roofs as well as the copper gutters and downspouts on these homes. The copper gutters are being increased from 5” to 6” to reduce overflow problems. The slate porch roofs will also be resurfaced, as needed. Bids were received from three contractors. Staff investigated the possibility of obtaining slate from an alternate quarry, and requested that these contractors respond with pricing for slate from an alternate source. Pricing is summarized in the table below:

NAME OF COMPANY	quarry	SCHEDULE A 19 A-K Ridge 19 Q-V Ridge (16)	SCHEDULE B 17 G-K Ridge 4 A-D Hillside (8)	TOTAL (24)
Hearn Insulation & Improv.	base	\$183,356.93	\$95,639.74	\$278,639.74
	alternate	<b>\$172,095.86</b>	<b>\$89,783.89</b>	<b>\$261,879.57</b>
Northeast Contracting Corp	base	\$252,400.00	\$131,800.00	\$384,200.00
	alternate	\$246,800.00	\$129,000.00	\$375,000.00
RRH Associates, LLC	base	\$425,920.00	\$222,280.00	\$648,200.00
	alternate	\$425,920.00	\$222,280.00	\$648,200.00

Staff recommended awarding the contract to Hearn Insulation & Improvement who came in with the lowest overall bid. It was further recommended that an additional 10% contingency be added to cover any unforeseen defects that are discovered before the project is completed. Treasurer Lewis inquired whether or not the replacement would be able to accommodate the rain barrel policy. Ralph replied that it was not taken into consideration, but adjustments could be made as necessary.

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH HEARN INSULATION & IMPROVEMENT COMPANY, INC. TO PERFORM THE 2006 SLATE ROOF REPLACEMENT PROGRAM AS DIRECTED BY GREENBELT HOMES, AT A COST NOT TO EXCEED \$288,068.**

Moved: Lewis

Seconded: Hudson

Carried

GHI began replacing slate roofs in 1997, and copper gutters in 2003. During this time, 53 original roofs were replaced without replacing the old gutters. Staff has proposed the replacement of 17 of these gutters and downspouts, which have had problems with back up and overflow. Bids were received from the same three contractors noted above with Hearn Insulation offering the lowest price of \$1487 per unit, as opposed to pricing from Northeast Contracting Corp. (\$1967) and RRH Associates, LLC (\$2588.) Hearn Insulation will hold its offer until May 10<sup>th</sup>.

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH HEARN INSULATION & IMPROVEMENT COMPANY, INC. TO REPLACE COPPER GUTTERS AND DOWNSPOUTS AT 37E-L RIDGE, 5A-B CRESCENT, 2L-T GARDENWAY AS DIRECTED BY GREENBELT HOMES, AT A COST NOT TO EXCEED \$27,808.**

Moved: Lewis

Seconded: Hess

Carried

6b. 2006 Spring Concrete Contract – 2<sup>nd</sup> Reading

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH CPE, INC., FOR THE SPRING SEASON REPAIRS OF CONCRETE SIDEWALKS FOR A COST NOT TO EXCEED \$36,635.**

Moved: Hess

Seconded: Hudson

Carried

6c. Contribution Requests – 2<sup>nd</sup> Reading

**MOTION: THE BOARD OF DIRECTORS APPROVES OF A DONATION IN THE AMOUNT OF \$250 TO THE “CHRISTMAS IN APRIL” PROGRAM AND A DONATION OF \$500 TO THE FRIENDS OF THE GREENBELT MUSEUM (FOGM) TO SUPPORT THEIR NEH CHALLENGE.**

Moved: Hess

Seconded: Alexanderwicz

Carried

6d. Woodlands Banner

Suzette Agans, co-chair of the Woodlands Committee, requested permission for the purchase of two banners for promotion of the Woodlands Committee. The banners have been priced at \$270 and would come out of funds budgeted for committees. The Woodlands Committee would like to purchase the banners in time for the annual meeting.

**MOTION: THE BOARD OF DIRECTORS APPROVES OF THE PURCHASE OF TWO BANNERS FOR THE WOODLANDS COMMITTEE AT A COST OF \$270.**

Moved: Lewis

Seconded: Hudson

Carried

6e. Proposed Yard Fencing, 19E Hillside

Ms. Marat Moore and Mr. Steve Lindner submitted a permit request to install a chain link and picket fence surrounding their gardenside and end side yard with the gardenside fence extending 75 feet. Staff identified two issues of exception to GHI rules: "Fences shall be placed at the perimeter of the yard boundary" and "The picket fence may not be considered harmonious." The A&E Committee considered this case and recommended that the Board approve the exception to fence the end yard and gardenside yard and leave the serviceside yard unfenced. It also recommended that the Board not approve the proposed picket fence segment.

Ms. Moore presented pictures of her yard area to the Board and explained the rationale for the proposed fence request. She stated she was now willing to use chain link for the entire fence. Staff Engineer Tom Sporney stated that a gate must open to the wooded area. Director Hudson added that the Yard Line Committee suggests that the yard should be set at 45 feet because of the ravine. Director Alexanderwicz responded saying that if people with yards having ravines are allowed to build fences, the members should be responsible for taking care of the trees.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE PROPOSAL FOR CHAIN LINK FENCE ONLY SURROUNDING THE GARDENSIDE AND END YARD OF 19E HILLSIDE ROAD. THE MEMBER WILL BE RESPONSIBLE FOR ALL TREES WITHIN FENCED AREA.**

Moved: Lewis

Seconded: Alpers

Withdrawn

President Eichhorst asked how many trees would be included and Marat responded that there were about five and she would be willing to take on responsibility. Discussion followed with regard to bringing the fence in to 45 feet at the time of resale. Because of the expense involved, Ms. Moore was hesitant to agree. Director Hudson replied that moving in the fence at resale would defeat the purpose. Treasurer Lewis withdrew the motion with approval of the seconder.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE PROPOSAL FOR CHAIN LINK FENCE ONLY SURROUNDING THE GARDENSIDE AND END YARD OF 19E HILLSIDE ROAD.**

Moved: Lewis

Seconded: Alpers

Carried

In Favor: Abell, Alexanderwicz, Hess, Lauber, Lewis, Alpers

Opposed: Moore, Hudson

During further discussion, Vice President Abell commented that the yard plat given to Ms. Moore and Mr. Lindner and to the other 11 units at 19 Court Hillside are marked at 75 feet, so it should be set at 75 feet. Sue Ready disagreed, saying that the Yard Line Committee has not presented anything to the Board, so it would be pre-emptive to make such decision. Director

Hudson stated that Moore and Linden have been waiting long enough (over a year) and the ultimate decision rests with the Board.

**MOTION: CALL THE QUESTION.**

Moved: Hess

Seconded: Lewis

Carried

Vote to call the question carried and the vote was then taken on the main motion, which carried. President Eichhorst noted, “We have approved the proposal for a fence surrounding the gardenside and end yard.” The fence will be 75’ on the gardenside and 12’ on the end.

6f. A&E Committee Recommendation – New Openings in Existing Buildings

At its March 8, 2006 meeting, the A&E Committee discussed a general rules change regarding new openings in existing buildings. Language from the Greenbelt Historic District Guidelines was considered as a recommended rules change. Currently the member handbook does not take a position regarding new openings. The A&E Committee recommended that the Board of Directors approve the proposed rules changes.

Staff Engineer Tom Sporney requested guidance from the Board in developing a baseline, which could be referenced when members submit requests for new windows or doors. Once rules are established, exceptions could be granted, but clear-cut rules would help staff in communicating to members what is expected of them.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE PROPOSED RULES CHANGES §X.N.**

Moved: Lewis

Seconded: Alpers

Withdrawn

Director Hess expressed his concurrence with the proposed rules changes, noting that the language used when dealing with privacy screens should be considered with the implication that permission must be granted from the Board. Kris White was concerned that this rule change would affect members’ quality of life. Treasurer Lewis responded saying that there should be basic rules so that the Board has some control over what is allowed. Treasurer Lewis withdrew the motion with approval of the seconder. Director Hess amended the proposed rules change removing (except when windows are lost because of the construction of an addition) and replaced it with “without prior approval from the Board”.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE PROPOSED RULES CHANGES §X.N. AS AMENDED.**

Moved: Hess

Seconded: Moore

Carried

Opposed: Abell

6g. A&E Committee CLEAR Revisions for §VII. Fences

Elizabeth Shepard of the A&E Committee gave a PowerPoint presentation to the Board, including a visual representation of what the Committee considers attractive and unattractive fences in the community. Uniformity of fence lines, limited fencing styles and landscape fencing were highlighted for their attractive appearance, and serviceside fences were discouraged for their less welcoming appearance.

The proposed rules changes, if approved, would no longer permit fences in serviceside yards. Director Alexanderwicz noted that a lot of members like serviceside fences, but a small number of people are making this decision. She opined that the membership should make this decision. Kris White mentioned that there are many benefits of having serviceside fences for those with dogs or small children. Shepard suggested fencing serviceside yards with landscaping. It was noted by Director Alexanderwicz that the Board requested more options for fence styles and the A&E Committee proposed only two styles. Shepard responded that the Committee does not support the idea that there should be more fence styles, so they only brought back the two styles the Committee agreed should be allowed. Several Board members voiced their disappointment with the Committee for their failure to follow Board direction.

Director Hudson suggested looking at the proposed rules to decide which of them could be agreed upon. The following motion was made.

**MOTION: TO APPROVE SECTION B. STANDARDS FOR ALL FENCES WITH THE REMOVAL OF THE SENTENCE (NO FENCES ARE PERMITTED TO ENCLOSE THE SERVICESIDE YARD, EXCEPT FOR ONE-BEDROOM FRAME UNITS WITH SERVICESIDE YARDS). REMOVE NUMBERS B.8. AND B.10. AND APPROVE NUMBERS B.7. AND B.9.**

Moved: Hudson

Seconded: Hess

Carried

Opposed: Alexanderwicz

Director Hudson emphasized the need to define the Board's expectation, and if the Board does not speak to interior fences, the expectation that new members can erect interior fences is allowed. The Board can of course, grant exceptions. Susan Barnett expressed her appreciation of the slideshow adding that she liked the differences in fence styles and the montage appearance of fences.

**MOTION: THAT NO FENCE SHALL BE PERMITTED TO ENCLOSE THE SERVICESIDE YARD, EXCEPT FOR ONE-BEDROOM FRAME UNITS WITH SERVICESIDE YARDS.**

Moved: Lewis

Seconded: Lauber

Failed

In favor: Lewis, Alpers, Lauber

Opposed: Hudson, Alexanderwicz, Abell, Hess, Moore

David Morse did not feel that landscaping would be enough to enclose serviceside yards and felt that the Board should seek member input. Treasurer Lewis replied that usually, only bylaws are

taken to the membership as the Board sets policy. She added, the Board would not be doing its job if it didn't take a stand on this sort of issue. Discussion followed with comments made that serviceside yard fences hinder service to members including mail delivery and efficient trash collection.

**MOTION: CALL THE QUESTION.**

Moved: Hess

Seconded: Hudson

Carried

Vote to call the question carried and the vote was then taken on the main motion, which failed - 6 to 3.

6h. A&E Committee Recommendation – Perimeter Fencing Options

Because the Board has approved these subsections, the approval of these same sections in a discussion of proposed rules revisions is moot.

6i. A&E Committee Review of Rain Barrels

At the March 23, 2006 Board meeting, the Board directed the A&E Committee to review the rain barrel proposal presented by the SDP Committee for aesthetic considerations. The A&E Committee supported the efforts of the Sustainable Design and Practices Committee and recommended to the Board the following aesthetic considerations: a.) no additional man-made screening should be required; b.) rain barrels must be consistent in design, size and color within a court; c.) one rain barrel per downspout; and d.) rain barrels are to be attached to the downspouts of the original structures.

The A&E committee felt that there were many issues that were not addressed. They were charged only with aesthetics and were not given the opportunity to look at other aspects of rain barrels. Kim Kash of the SDP committee shared her concern that by limiting rain barrels to original structures, runoff from additions would not be collected. Sue Ready, A&E chair responded that the Committee just ran out of time, adding that it would be discussed further at their next committee meeting. President Eichhorst interjected that rain barrels for additions was not an aesthetic issue, and therefore, was not part of the Board's directive to the Committee.

6j. Rain Barrel Policy

Recommendations were made regarding the GHI rain barrel request form. Staff Engineer Tom Sporney asked the Board to consider the form and application an administrative issue, offering to make changes to the form to reflect the Board's policy. Treasurer Lewis and A&E Chair Ready offered suggested revisions to the proposed policy to which the Board concurred.

**MOTION: THE BOARD OF DIRECTORS APPROVES OF AND ADOPTS THE RAIN BARREL POLICY AND RAIN BARREL REQUEST FORM PRESENTED BY THE SUSTAINABLE DESIGN AND PRACTICES COMMITTEE AS REVISED AT THE APRIL 13, 2006 MEETING.**

Moved: Hudson

Seconded: Moore

Carried

Treasurer Lewis announced that information on the rain barrel policy would go out to the community and would be provided for the membership at the Annual Meeting.

6k. Bylaws Committee Report – Bylaws Change

The Bylaws Committee proposed a revision of the language on financial reporting to make it clearer and to bring bylaws and practices into agreement. Director Hudson added that the bylaw change would be proposed to the membership at the annual meeting.

**MOTION: THE BOARD OF DIRECTORS APPROVES OF THE PROPOSED REVISION OF THE BYLAWS TO BE PRESENTED TO THE MEMBERSHIP AT THE ANNUAL MEETING.**

Moved: Lewis

Seconded: Hess

Carried

6l. Insurance Deductible

General Manager Gretchen Overdurff reported to the Board that the new policy on insurance deductible raised a lot of concern with members and recommended that the Board consider referring this issue to the Finance Committee for further study.

**CONSENSUS: TO HOLD THE INSURANCE DEDUCTIBLE POLICY IN ABEYANCE AND REFER IT TO THE FINANCE COMMITTEE FOR THEIR INPUT BEFORE TAKING FURTHER ACTION.**

6m. Selection of Additional Yard Line Committee Members

At the March 23<sup>rd</sup> Board Meeting, the Board revised rules and the charter for the Ad Hoc Yard Line Committee. To fill vacant seats on the Committee, Director Hudson recommended Brett Fishburne and Dianne Wilkerson as members of the Ad-hoc Yard Line Committee.

**MOTION: THE BOARD OF DIRECTORS CONFIRMS BRETT FISHBURNE AND DIANNE WILKERSON AS MEMBERS OF THE YARDLINE COMMITTEE.**

Moved: Hess

Seconded: Alexanderwicz

Carried

6n. Annual Meeting Agenda

Several committees have expressed interest in making presentations at the Annual Meeting. President Eichhorst reminded the Board that the agenda has to be sent to the printer before April 19<sup>th</sup>. The Board should decide which activities would take place on the agenda so that those involved can be notified.

The following have requested a display table:

- Sustainable Design and Practices (will need electricity)
- Woodlands Committee (will need electricity)



- Companion Animals Committee
- Greenbelt Neighborhood Watch
- EZ Pay

The following have expressed interest in making a presentation (10 minute time limit):

- Greening Greenbelt Initiative
- Community Emergency Response Team (CERT)

6o. Schedule Stakeholder Meeting with City

The Annual Stakeholder's meeting with the City Council has been scheduled for June 7<sup>th</sup> at 7:30 p.m. with June 12<sup>th</sup> and June 21<sup>st</sup> available as back up dates. The meeting will be held at the GHI administrative buildings.

6p. Repurchase of 7U Research Road

General Manager Overdurff stated that a foreclosure auction of 7 U Research is scheduled for April 24<sup>th</sup>. Permission from the Board was requested to repurchase the home. The original loan was \$42,000. Director of Finance Steve Ruckman suggests a purchase price not to exceed \$70,000.

**CONSENSUS: THAT GHI REPURCHASE 7-U RESEARCH ROAD AT A PRICE NOT TO EXCEED \$70,000.**

7. Items of Information:  
No Discussion

8. President

President Eichhorst announced that several NCB events would be taking place in Washington D.C. She added that she had been invited to join the Community Services, Inc. (CSI) senior citizen's co-op.

9. Board Members

Director Hess addressed the Board with the news that he would be returning to Lesotho to work as Business Manager in a hospital. Because of this extended leave, he did not feel it was appropriate to serve as a member of the Board and announced his resignation after 18 years of service. President Eichhorst presented Director Hess with a plaque and wished him well in all his endeavors. Each Board and Audit Committee member wished Director Hess well, thanking him for his service and letting him know that he will be missed.

10. General Manager

General Manager Overdurff thanked the Board for the flowers and note with kind words and show of support. She also thanked Director Hess for his support of staff. Staff members each thanked Director Hess for his service, wishing him congratulations and good luck. It was also announced that long time former employee, Bob Tucker, passed away today.

**MOTION: TO ADJOURN.**

Moved: Hess

Seconded: Moore

Carried

The meeting adjourned at 10:27 p.m.

Dorothy Lauber,  
Secretary