

Minutes  
GHI Board of Directors  
April 27, 2006

Present: Abell, Alexanderwicz, Hess, Hudson, Lauber, Lewis, Eichhorst, Alpers, and Moore

Others in Attendance:

Gretchen Overdurff, General Manager	Carl Elefante, AIA-PV
Stephen Ruckman, Director of Finance	Betty Deitch
Eldon Ralph, Director of Physical Plant Operations	Barbara Buckley
Joan Krob, Director of Member Services	Gwen Turnbull
Tom Sporney, Staff Engineer	Richard Menis
Dianne Wilkerson, Chair, Audit Committee	Alice Mitchell
Diana McFadden, Audit Committee	Ronald & MaryLou England
Mary Crellin, Audit Committee	David Morse
CJ Evans, Recording Secretary	Sue Ready
Dorian Winterfeld	Lou Vazquez
Maureen Thomas	Ed James
Cindy Cutright	Nancy Solomon
Suzette Agans	Kris White
Lora Katz	

President Eichhorst called the meeting to order at 7:31 p.m. She stated there was no need for Executive Session as it was held prior to the meeting.

1. Approval of Agenda

President Eichhorst announced that the order of the agenda would be adjusted for the convenience of those in attendance.

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

Moved: Hess

Seconded: Alexanderwicz

Carried

2. Visitors and Members

Member Dorian Winterfeld addressed the Board with concern over the planned use of herbicides in the eradication of bamboo behind his unit. Mr. Winterfeld asked that he be allowed to keep the bamboo and offered to manage it by cutting it back regularly and creating a two foot trench around the bamboo with a plastic barrier in order to contain it (rhizome barrier). Director Hess asked Mr. Winterfeld which was his major concern, the loss of the bamboo or the use of Roundup? Mr. Winterfeld answered that he had issue with both. President Eichhorst explained that the bamboo is scheduled for eradication because a considerable amount grows very close to the GHI warehouse, which could result in damage to the building. Treasurer Lewis communicated her desire to hear from Landscape Specialist Matt Berres before making this decision.

**MOTION: TO PUT BAMBOO CONTROL BEHIND 36J RIDGE ROAD ON A FUTURE AGENDA.**

Moved: Lewis

Seconded: Alexanderwicz

Carried

Alice Mitchell requested permission for a raffle of a rain barrel at the annual meeting. Tickets would be sold for \$1.00 each and proceeds would go to the winning member for the installation of the rain barrel. President Eichhorst requested that this be added to the Annual Meeting Door Prize item on the agenda.

Barbara Buckley shared concern with the Board over the weeds growing between her fence and the parking lot. She would like for something to be done to clean them up. President Eichhorst referred this item to staff.

3. Discussion of Minutes

There were no minutes submitted for approval.

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:**

- JOHN WENDEL
- CHRISTOPHER A. FOMINAYA
- LAURIE CHVATAL
- TREVOR L. WYSONG
- AMANDA LEE GARNER

Moved: Lauber

Seconded: Hess

Carried

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

- MAUREEN E. THOMAS AND MICHAEL G. THOMAS, JOINT TENANTS, TO MAUREEN E. THOMAS, SOLE OWNER.

Moved: Lauber

Seconded: Hudson

Carried

5. Committee Reports

- Companion Animal Committee
- Member & Community Relations Committee

6a. EZ Pay Drawing

The quarterly drawing of members enrolled in the E-Z Pay program was held. Because the drawing included members who had participated in the E-Z Pay Program for at least 3 months, a total

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of 953 members were eligible. Member Stephanie Warner was announced the winner of \$200 toward her member co-op fees.

6b. Companion Animal Committee Mission Statement

Kris White, Chair of the Companion Animals Committee, presented the Committee's Mission Statement to the Board as well as a report of other work the Committee had completed, including a companion animal vacation exchange program. President Eichhorst commended the Committee on its work.

**CONSENSUS: TO ACCEPT THE MISSION STATEMENT OF THE COMPANION ANIMAL COMMITTEE.**

6c. Greening Greenbelt Initiative Presentation, Guest Carl Elefante

Carl Elefante, of Quinn Evans Architects, presented information to the Board outlining the "AIA 150 Blueprint for America" initiative, a program in which architects work, on a volunteer basis, over a three year period, to improve livability of communities. The program would require that the community raise funds, which would be matched up to \$15,000 through a grant, to help cover expenses. Greenbelt is an especially attractive community for the program as an historic town with many issues (environmental, development pressure, market pressure, etc.) threatening quality of life. These are issues the AIA initiative works to address. Mr. Elefante communicated his desire to partner with the Green Ribbon Task Force to establish an action plan and implement strategy for the community, helping it to reach its 30 year goals.

Director Hudson shared his enthusiasm for the Greening Greenbelt Initiative. He opined that the Initiative fits perfectly with the programs already being implemented in the community, including the work of the Sustainable Design and Practices Committee and the plans for the Green Ribbon Task Force, adding that he fully supports this marvelous opportunity. Treasurer Lewis had concern about the cost and asked Mr. Elefante if the \$15,000 match grant would be guaranteed. Mr. Elefante replied that the community would have to be approved by the AIA for the matching grant, but it certainly appeared to be a perfect fit. He added that there would be a commitment letter before the community was expected to make any contribution.

**CONSENSUS: TO TAKE ON THIS INITIATIVE AND INVITE CARL ELEFANTE TO THE ANNUAL MEETING MAY 18 TO GATHER SUPPORT FROM THE MEMBERSHIP.**

6d. Court Liaison Program

Cindy Cutright, co-chair of the Member and Community Relations committee, presented the proposal and application for the Court Liaison Program. President Eichhorst supported the program, saying that this would be a great way to communicate with the membership. Cutright communicated the Committee's desire to take suggestions for court liaisons from other committees. Ed asked if the Court Liaison Program could be tied in with neighborhood watch. President Eichhorst asked the Committee to look into this at their next meeting May 2<sup>nd</sup>. Treasurer Lewis noted that the court liaison would be a communicating position and would therefore have no policing authority.

**MOTION: THE BOARD OF DIRECTORS ADOPTS THE COURT LIAISON PROGRAM AS PRESENTED APRIL 27, 2006 AND DIRECTS ITS KICK-OFF AT THE ANNUAL MEETING MAY 18, 2006.**

Moved: Alexanderwicz

Seconded: Hudson

Carried

6e. Request for Exception – Awning at 44 F Ridge, Mr. & Mrs. Ronald England

Mr. Ronald England erected a retractable awning three years ago when he was working on finishing the exterior addition of his unit. He apologized for his not realizing it was an exception to GHI rules and requested permission to keep the awning, offering to lower the height of the roof. Sue Ready, A&E committee chair, reported that the Committee did not support the exception because of the structure, not the awning. Director Alpers shared concern with the large support structure in the yard which, along with the patio and the addition, made the yard look crowded and cluttered with many architectural elements occurring in a small place. Treasurer Lewis voiced her disapproval of the awning, whether or not it was lowered, upholding the Committee's recommendation and Director Alexanderwicz agreed.

**MOTION: THE BOARD OF DIRECTORS DOES NOT APPROVE THE MEMBER REQUEST TO PERMIT THE RETRACTABLE AWNING AS ERECTED AGAINST THE GARDENSIDE SHED AT 44F RIDGE ROAD, REQUIRING REMOVAL BY SEPTEMBER 1, 2006.**

Moved: Lewis

Seconded: Alexanderwicz

Carried

6f. 2006 Slate Roof Contract – 2<sup>nd</sup> Reading

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

Moved: Hess

Seconded: Hudson

Carried

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

Moved: Hess

Seconded: Lauber

Carried

6g. Annual Meeting Door Prizes

The raffle of a rain barrel was discussed as a possibility for an annual meeting door prize. The cost of the rain barrel would be around \$225 including shipping. Director Hess thought this was too much of an increase in cost for door prizes, and Director Hudson responded that the rain barrel could be raffled, so it shouldn't increase cost. The possibility of offering free installation for the raffle

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winner was discussed as an opportunity for staff to train on rain barrel installation. Without offering installation to the winner, the rain barrel might not be used.

**MOTION:** THE BOARD OF DIRECTORS APPROVES OF THE FOLLOWING DOOR PRIZES TO BE AWARDED AT THE 2006 ANNUAL MEMBERSHIP MEETING:

- CERTIFICATES OF \$250, \$100, AND \$50 TOWARDS CO-OP FEE
- TEN \$10 GIFT CERTIFICATES TO THE CO-OP SUPERMARKET AND NEW DEAL CAFÉ (5 OF EACH)
- RAIN BARREL AND INSTALLATION

Moved: Hudson

Seconded: Alexanderwicz

Carried

6h. Closure of Sun Trust Bank Account

As a result of GHI's successful transition of its banking operations to North State Bank, it is appropriate to close the last of the accounts at Sun Trust Bank.

**MOTION:** THE BOARD OF DIRECTORS AUTHORIZES THE CLOSURE OF GHI'S OPERATING ACCOUNT AT SUN TRUST BANK.

Moved: Lewis

Seconded: Hudson

Carried

7. Items of Information:

No Discussion

8. President

President Eichhorst announced that Landscape Specialist, Matt Berres applied for and received a grant for \$3,200 to build a rain garden at 33 Court Ridge. Also, the spring yard sale is scheduled for this Saturday with profits going toward the October celebration picnic. She added that tonight would be the last Board meeting for Director Hess, who would be leaving next week. President Eichhorst also reported that thank you letters would be given to Cass Cooney and Melissa Ehrenreich of the Sustainable Design and Practices committee for their service to the committee. She had four appointment letters as well, including Ed James and Kathy Jarva to the Woodlands Committee and Dianne Wilkerson and Brett Fishburne to the Ad Hoc Yard Line Committee.

9. Board Members

Vice President Abell commended GHI employee Irvin Utz for helping her into her house when she felt light-headed. Director Hudson shared that seven members of the SDP Committee walked to and from their last meeting, demonstrating that they are truly a committed group of people. Secretary Lauber reported that those taking care of the grass and trees in common areas have been working very hard, and she opined that the community looks better than it has in many years. Treasurer Lewis shared that she was pleased to see the lawn mowed in front of the GHI building in time for the yard sale. Director Alpers suggested reporting the work of the grounds crew in the News Review. Director Hess reflected that his 18 years of service on the Board had been interesting and mostly good.

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10. General Manager

General Manager Gretchen Overdurff announced that a draft of the Annual Report had been prepared for Board feedback. Director of Finance Steve Ruckman informed the Board that the audit and management letter had been prepared for their review; and the lead audit partner will be at the next Board meeting to answer questions. He also wished Director Hess luck.

**MOTION: TO ADJOURN.**

Moved: Hudson

Seconded: Hess

Carried

The meeting adjourned at 9:05 p.m.

Dorothy Lauber  
Secretary