

Minutes
GHI Board of Directors
June 22, 2006

Present: Alpers, Eichhorst, Hudson, Lewis, McFadden, Morse, Moore

Excused Absence: Abell, Lauber

Others in Attendance:

Gretchen Overdurff, General Manager	Maureen Thomas
Marat Moore, Audit Committee	Catherine Newman
Genevieve Courbois, Recording Secretary	Ingrid Asmundsson
Ruth Wilson	Annie Clark
Maureen Thomas	Sekgoma Bailey, prospective member
Catherine Newman	Stephen Ruckman, Director of Finance
Ingrid Asmundsson	Eldon Ralph, Director of Physical Services
Annie Clark	Joan Krob, Director of Member Services
Sekgoma Bailey, prospective member	Brenda C. Lewis, Director of Human Resources
Marat Moore, Audit Committee	Tom Sporney, Staff Engineer
Genevieve Courbois, Recording Secretary	Dianne Wilkerson, Chair, Audit Committee
Ruth Wilson	Michael Iacangelo, Audit Committee

President Eichhorst called the meeting to order at 7:41 p.m. She added *Change to Employee 401(K) Fund Option* to the agenda as Item 6g. She announced that in Secretary Lauber's absence, Director Alpers would serve as Acting Secretary.

1. Approval of Agenda

MOTION: MOVE APPROVAL OF THE AGENDA AS REVISED.

Moved: Hudson

Seconded: Lewis

Carried

2. Visitors and Members

Ingrid Asmundsson, whose unit was part of the Yard Line Pilot Project, said that she has been waiting since October 2003 to put a shed in her yard and requested a status update. She emphasized that the Board should reconsider the pilot project initiative and described her perception of the process to erect her shed as "circular." Director Hudson, Board liaison to the Yard Line Committee, said that the Committee has looked at 60 units, which were part of the project, and has approved 48 of those – the balance is still in the review process. He admitted the committee does not have an answer to resolve her situation, but encouraged her to bring the issue before the Board. Staff Engineer Sporney clarified that as this situation is a yard line issue, it would not come before the A&E Committee in advance of the Board. He said that he would add it to the next Board agenda.

- **GABRIEL P. GETZIE AND CATHERINE FOREST, JOINT TENANTS, TO GABRIEL P. GETZIE AND CATHERINE F. GETZIE, TENANTS BY THE ENTIRETY**
- **CYNTHIA J. CUTRIGHT AND DARREL W. MUNSEY, JOINT TENANTS TO CYNTHIA J. CUTRIGHT AND DARREL W. MUNSEY, TENANTS BY THE ENTIRETY**
- **PATRICIA L. RITCHIE, LOUIS J. CANNON, JR. AND LOUIS J. CANNON, SR., TO LOUIS J. CANNON, JR. AND LOUIS J. CANNON, SR., JOINT TENANTS**
- **KATHY CANAVAN, DALE BAREFOOT AND PHYLLIS BAREFOOT TO MICHAEL P. CANAVAN, DALE BAREFOOT AND PHYLLIS BAREFOOT, JOINT TENANTS**

Moved: Lewis

Seconded: Hudson

Carried

5. Committee Reports

Director Hudson, Board liaison to the Yard Line Committee, reported that the committee has a meeting scheduled for July 18 at 8:30 a.m. Some of the issues to be discussed include yard lines not exceeding garage lengths and the 25-foot rule.

6a. Proposed Picket Fence, 10J Southway – Ms. Maureen Thomas

On March 9, 2006, Ms. Maureen Thomas, submitted a permit request to install a chain link and picket fence around her yard, but after consultation with staff, resubmitted her request on April 11 for a white vinyl picket fence only. On May 10, the A&E Committee recommended 5-0-0 approval of the proposed installation, as this style of fence is not un-harmonious with the rest of the fences in the court. On May 23, Ms. Thomas indicated that she wished to change the fence style to a wood 6-Board Estate fence. As Ms. Thomas was not in attendance at the May 25 Board meeting when the issue was scheduled, the Board deferred consideration.

At the outset of Board discussion, Ms. Thomas said that she would again like to revise her request and has chosen a Mount Vernon wooden style picket fence (she was concerned her dog could fit through the 6-Board Estate fence). She said this style of fence is represented in the court and she will paint it the same color as her neighbor's.

MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE PROPOSAL FOR A MOUNT VERNON WOODEN PICKET FENCE SURROUNDING THE YARD OF 10J SOUTHWAY.

Moved: Lewis

Seconded: McFadden

Carried

6b. NCBA Delegate Appointment

Each year our cooperative is asked to appoint an individual to serve as the official delegate to the NCBA membership. President Eichhorst has served in this capacity for several years.

MOTION: THE BOARD OF DIRECTORS APPOINTS JULIA EICHHORST AS GHI'S DELEGATE TO THE NATIONAL COOPERATIVE BUSINESS ASSOCIATION FOR THE 2006-07 YEAR.

Moved: Lewis

Seconded: Moore

Carried

6c. First Quarter 2006 Financial Statements

President Eichhorst recognized Director of Finance Ruckman for his excellent work in preparing the financial statements.

6d. 2006 Underground Utilities Contract – 2nd Reading

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH J&M UTILITIES, INC., FOR THE REPAIRS OF UNDERGROUND SANITARY SEWAGE AT TEN (10) SITES AND STORM DRAIN UTILITIES AT SIX (6) SITES FOR AN AMOUNT NOT TO EXCEED \$90,135.

Moved: Hudson

Seconded: Moore

Carried

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH J&M UTILITIES, INC., FOR THE INSTALLATION OF NEW DRAINAGE SYSTEMS AT THREE (3) LOCATIONS FOR AN AMOUNT NOT TO EXCEED \$32,237.

Moved: Lewis

Seconded: Hudson

Carried

6e. 2006 Townhouse Furnaces Contract – 2nd Reading

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH MAGNOLIA PLUMBING, FOR THE REPLACEMENT OF EIGHT (8) FURNACES AND ONE (1) RETURN DUCT BOOSTER FAN FOR AN AMOUNT NOT TO EXCEED \$23,773.

Moved: Hudson

Seconded: Moore

Carried

6f. 2006 Parking Lot Contract – 2nd 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 REPAIRS OF PARKING LOTS FOR AN AMOUNT NOT TO EXCEED \$103,359.

Moved: Lewis

Seconded: McFadden

Carried

6g. Change to Employee 401 (K) Fund Option

General Manager Overdurff explained that one of the fund options available to GHI employees has been discontinued and a new fund has been secured in its place.

MOTION: THE BOARD OF DIRECTORS BY BOARD RESOLUTION DATED JUNE 22, 2006, AUTHORIZES THE AMENDMENT TO THE GREENBELT HOMES 401(K) PROFIT SHARING PLAN REMOVING OQYJ AMERICAN BEACON SMALL CAP VALUE SERVICE CLASS AND SUBSTITUTING 0299 FIDELITY ADVISOR SMALL CAP FUND CLASS T.

Moved: Hudson

Seconded: Lewis

Carried

7. Items of Information

No discussion.

8. President

President Eichhorst said that she would be signing the NCBA delegate appointment letter as well as the Board Resolution authorizing the amendment to the 401 (K) profit sharing plan. She announced the Prince George's County Government first Livable Communities program on Saturday, July 29 from 10 am – 4 pm in the County Administration Building in Upper Marlboro. She also noted that on Saturday, July 29, the Greenbelt Museum would celebrate meeting its fundraising goal of \$100,000. She reported that the stakeholder's meeting between the City Council and GHI went very well and was well-attended and that Landscape Specialist Matt Berres received the Manager's Award at the recent GHI awards ceremony. She reminded everyone that the GHI office will be closed in observance of Independence Day on Tuesday, July 4 (with emergency maintenance available as needed) and the GHI employee's picnic is on Friday, July 14. Her new work telephone number is 202-324-4538. President Eichhorst encouraged everyone to keep Vice President Abell in their thoughts as she is back in the hospital.

9. Board Members

Director Hudson said that several members have suggested that standardized additions be developed for all three house styles. He recommends addressing this topic on a future board agenda and sees this as something the AIA initiative may encompass. Both Treasurer Lewis and Director McFadden supported this recommendation.

Treasurer Lewis noted that the recent issue of The Sierra Club magazine addresses "greening."

10. Manager

General Manager Overdurff recommended Saturday, July 29 for the Board's 3 R's training. She also suggested that on July 13, the Board take some time to formulate its thoughts in preparation for the upcoming public meetings of the Maryland Task Force on Common Ownership Communities. She noted that she would be out of the office until July 5.

Director of Human Resources Lewis said that member Mel Williamson called to commend GHI staff members Winston Taylor, George Rose and Lawrence Brady for their efforts in removing the bamboo behind 56 Crescent Road. Lewis said that each would receive a "gold star" based on this endorsement.

MOTION: TO RECESS TO EXECUTIVE SESSION.

Moved: Lewis

Seconded: Moore

Carried

The meeting recessed at 8:18 p.m.

Sheila Alpers
Acting Secretary