

Minutes
GHI Board of Directors
June 23, 2011

Present: Morse, McFadden, Jones, Hess, Boswell, James, Moore, Wartell, and Novinski

Others in Attendance:

General Manager Overdurff	Ken Jarva
Joe Perry, Finance Director	Robert Reed
Assistant General Manager Eldon Ralph	Kim Reed
Joan Krob, Director of Member Services	Tom & Johanna Jones
Matt Barres, Dir/Maintenance Operations	Barbara Franke, daughter of Mrs. Delaney
John Gannon	Sheila Alpers
Juanita Delaney	Altoria Ross, Recording Secretary
Sue Krofchik, News Review	Kyle McAbee
Alice Donahue	

President Boswell called the meeting to order at 7:40 p.m.

1. Approval of Agenda

Item 6c, "9 Court Ridge Matter" was moved down on the agenda to allow a new item, "WSSC Smart Meters" to become item 6c. Item 6f, "Exception: Request for Unpermitted Over-length Privacy Screen, 39B Ridge" was removed, and an item 6j, "Website issues," was added.

MOTION: TO APPROVE THE AGENDA, AS AMENDED.

Moved: Hess

Seconded: Wartell

Carried 8

2. Visitors and Members

President Boswell welcomed visitors and members. No one wished to address the Board on items not on the agenda.

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:

- **RONALD C. DUFF & HEIDI E. BUTTERWORTH, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**
- **VANCE T. MORRIS & ELISSA SAUNDERS, JOINT TENANTS**

Moved: James

Seconded: Novinski

Carried 8

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

- **KATHLEEN GONZALEZ TO KATHLEEN MIGLIARA GONZALEZ & MARK F. GONZALEZ, TENANTS IN COMMON**

Moved: James

Seconded: Wartell

Carried 8

4. Committee Reports

- Companion Animal Committee submitted its mid-year report. Director Wartell said the committee is reviewing the county's disaster plan.
- Architectural Review Committee submitted its report on Vinyl Sheds which recommended against changing the rules for allowing large vinyl sheds. Directors Morse, James, McFadden, and Jones volunteered to be on subgroup of the Board of Directors to review further the shed rules and to submit its report to the Board by September 2011.

MOTION: TO SUSPEND ANY OUTSTANDING EXCEPTION REQUESTS FOR VINYL SHEDS UNTIL THE SUB-GROUP MAKES ITS REPORT.

Moved: Hess

Seconded: Wartell

Carried 8

- Addition Maintenance Task group- Director McFadden said the committee wants to make a proposal by July 7 for the July 14th Board meeting.
- Communications – Director Morse said that according to the preliminary results from the survey the new page in the News Review has been well-received. Some members still request hard copies of the Communicator as well as an e-Communicator.
- Woodlands Committee – Had a cleanup at the park across Ridge from Greenbelt Elementary School.
- Building Committee – Pre-bid meetings for solar panels due July 11 and request for construction oversight.
- Finance Committee – Director Hess said the committee is working on the financing of the pilot program and on how to handle member charges during the period where the Homestead tax credit is disappearing. Approximately 200 members have failed to return their Homestead Tax Credit Applications forms in spite of numerous reminders of the importance to do so.

President Boswell explained that the annual picnic would be a staff function led by Joan Krob; he solicited volunteers among the Board members and Director Novinski volunteered.

5. Consent Agenda

Item 6a – Approval of Minutes: April 28, 2011 was removed from the consent agenda.

MOTION: TO APPROVE THE CONSENT AGENDA AS REVISED.

Moved: James

Seconded: Hess

Carried 8

6a. Approval of Minutes: April 28, 2011

Director Hess stated that the minutes of April 28 show his presence at the meeting when in actuality he was absent. He asked that the record be corrected to reflect this fact.

MOTION: TO APPROVE THE MINUTES OF APRIL 28, 2011 AS REVISED.

Moved: James

Seconded: Wartell

Carried 7

1 abstention

6b. Approval of Minutes, May 12, 2011

APPROVED BY CONSENT AGENDA: BOARD MEETING MINUTES OF MAY 12, 2011.

6c. WSSC Smart Meters

Director Moore described the resolution of a neighbor's \$12,866 WSSC bill due to a calibration error in the smart meter.

6d. 9 Court Ridge Matter

CONSENSUS: THAT THE ISSUE BE REFERRED TO THE YARD LINE COMMITTEE FOR DELIBERATION.

6e. Yard Line Certification: 14, 36, & 15 Courts Ridge

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 14 RIDGE AS PRESENTED.

Moved: Hess

Seconded: McFadden

Carried 8

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 36 RIDGE AS PRESENTED.

Moved: Hess

Seconded: McFadden

Carried 8

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 15 RIDGE AS PRESENTED.

Moved: Hess

Seconded: Wartell

Carried 7

1 abstention

6f. Exception Request for Replacement Windows, 9B Southway

On 8Mar11, GHI maintenance identified the need to replace weather-damaged windows in the garden side addition at 9B Southway. Replacement in kind would be in conflict with GHI rules: §X.N.2. Installation of window types different from those listed as acceptable in the chart below requires approval by the Board of Directors before the Technical Services office will issue a permit.

- double-hung (vertical slider) acceptable, all others not acceptable
At the ARC meeting of 11May11, the following points were discussed:

- The windows in question are awning style windows in an addition.
- The member has joined the addition maintenance program.
- There are signs of water damage.
- The size of the current openings would require enlarging if the windows are to be replaced with the approved double-hung windows.
- The member would like to keep the awning style windows as they provide privacy.

ARC voted 4-0-0 that an exception be granted to replace the current windows with the same size awning style windows that are energy efficient. The reasons given for this recommendation were:

1. Maintain privacy
2. The windows are clearly in an addition, not the original unit.
3. Less work and expense on the part of GHI to replace them with similar sized windows.
4. "Historic Inertia"

MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE INSTALLATION OF REPLACEMENT WINDOWS TO MATCH THE EXISTING AWNING WINDOWS AT 9B SOUTHWAY.

Moved: Morse

Seconded: McFadden

Carried 8

6g. Exception for Use of Unpermitted Material in Energy Upgrade Pilot

The upcoming GHI energy upgrade pilot project proposes to use insulated vinyl siding, Exterior Insulation & Finish Systems (EIFS), and exterior foundation insulation. This conflicts with GHI rules:

- §X.D.12. Exterior walls
2. Any other exterior wall materials shall be only as acceptable to GHI staff and approved by the GHI Board of Directors.
 3. Installation of vinyl siding to cover the original walls of block homes must be approved by the Board of Directors.
 4. Specialty, non-standard material such as vinyl-covered extruded aluminum, insulated roof panels, etc. (ref. X.D.8.), are not acceptable.
 5. Exterior trim shall be materials not requiring regular maintenance (i.e. painting), such as vinyl-coated aluminum over wood trim.

MOTION: THE BOARD OF DIRECTORS DOES ALLOW, FOR FIRST READING, AN EXCEPTION TO GHI RULES CITED ABOVE FOR THE PURPOSE OF INSTALLING INSULATED VINYL SIDING, EIFS, AND EXTERIOR FOUNDATION INSULATION IN CONJUNCTION WITH THE ENERGY UPGRADE PILOT PROJECT.

Moved: Hess

Seconded: Moore

Carried 8

6h. Pilot Financing Options if Pilot Does Not Result in Community-wide Upgrade

Members of the pilot homes and the Buildings Committee chair, Jim Cohen, met with the Finance Committee and discussed how the pilot program should be financed in the event the membership does not approve of the community-wide upgrade. After exploring several options and considering feedback provided by the pilot members, the Finance Committee offers the following motion for consideration:

MOTION: THE BOARD OF DIRECTORS APPROVES OF THE FINANCE COMMITTEE'S RECOMMENDATION THAT IN THE EVENT THE COMMUNITY-WIDE UPGRADE IS NOT APPROVED BY THE MEMBERSHIP, PILOT MEMBERS WILL PAY NOTHING FOR ITEMS FROM PHASE II THAT ARE NOT ADOPTED COMMUNITY-WIDE. GHI WILL PAY ALL COSTS FROM ITS OPERATING BUDGET.

Director Jones recused himself from the discussion. Several board members spoke in favor of the proposed motion. Lengthy discussion prevailed with several attempts made to modify the language in the motion without success. Director Novinski left the meeting during the discussion and at ten o'clock Director Moore called a point of order.

MOTION: TO EXTEND THE DISCUSSION FOR TEN MORE MINUTES.

Moved: Hess

Seconded: Morse

Carried 6-1

After the vote, Director Moore exited the meeting.

MOTION: TO REFER THE PILOT FINANCING OPTIONS BACK TO FINANCE COMMITTEE.

Moved: Hess

Seconded: McFadden

Carried 5

2 abstentions

6i. Fall Board Meeting Schedule

The Board meetings typically change in the fall from the 2nd and 4th Thursday to the 1st and 3rd Thursday of the month to accommodate holidays. Following is the proposed meeting schedule for the fall and remainder of 2011:

- September: 8 and 22 (remain 2nd and 4th)
- October: 6 and 20
- November: 3 and 17
- December: 1 and 15

6j. Website Issue

Website went down over the weekend. General Manager Overdurff explained the problem was related to the new host. .

7. President

President Boswell cancelled the July 7 special board meeting. However, the finance committee will meet on that date instead. President Boswell announced he would be out of town, July 5-12.

8. Manager

General Manager Overdurff will be on leave the week of July 4.

MOTION: TO ADJOURN

Moved: Hess

Seconded McFadden

Carried 6

The meeting adjourned at 10:25 p.m.

Ed James
Secretary