

Minutes
GHI Board of Directors
June 25, 2009

Present: Agans, Boswell, Hickey, James, Mazursky, Morse, Novinski

Excused Absence: Lewis, McFadden

Others in Attendance:

Gretchen Overdurff, General Manager	Genevieve Courbois, Recording Secretary
Joe Perry, Director of Finance	Terri Hruby, City of Greenbelt
Eldon Ralph, Assistant General Manager	Leslie Riddle, City of Greenbelt
Joan Krob, Director of Member Services	Betty Deitch
Dianne Wilkerson, Chair, Audit Committee	Chuck Hess
Dorothy Lauber, Audit Committee	Chris Logan
Henry Haslinger, Audit Committee	Bill Orleans (former GHI member.)

President Agans called the meeting to order at 7:55 p.m.

1. Approval of Agenda

President Agans removed *Reverse Share Loan Proposal* and replaced it with *Contract for Repairs of 10E Plateau Place*.

MOTION: TO APPROVE THE AGENDA AS AMENDED.

Moved: Boswell

Seconded: Hickey

Carried 6

2. Visitors and Members

No discussion.

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:

- JOANNA M. TURNER
- SANDRA B. KIRSCH AND THOMAS J. HEIBEL
- ASTA T. PAOLONE AND ANDREW A. PAOLONE
- DEBORAH K. MCKINLEY
- JOHN R. STITH AND WINDY COOLER-STITH

Moved: James

Seconded: Hickey

Carried 6

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

- LYNDA L. VARDA, FORMERLY KNOWN AS LYNDA T. CRAIG, TO LYNDA L. VARDA, TRUSTEE OF THE LYNDA LEE VARDA REVOCABLE TRUST DATED MAY 21, 2009
- EMILY D. MORRISON, SOLE OWNER TO GREENBELT HOMES INC., NON CORPORATE DESIGNEE

Moved: James

Seconded: Hickey

Carried 6

FOR THE RECORD: BOARD POLL ACCEPTED THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGES ON JUNE 9, 2009, AND MEMBERSHIP WAS AFFORDED THEM AT THE TIME OF SETTLEMENT:

- PHILLIP TOPPER AND AMELIA TOPPER TO LORE L. ROSENTHAL AND MICHAEL J. HARTMAN
- LAURA FLYNN TO KELLY BAKER

FOR THE RECORD: BOARD POLL ACCEPTED THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGES ON JUNE 17, 2009, AND MEMBERSHIP WAS AFFORDED HER AT THE TIME OF SETTLEMENT:

- JENNIFER COCKERHAM

4. Committee Reports

There were no reports presented.

5. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA.

Moved: Novinski

Seconded: Hickey

Carried 6

6a. Minutes Submitted for Approval (CA)

- May 28, 2009

APPROVED BY CONSENT AGENDA: MINUTES OF MAY 28, 2009.

6b. Approval of Addendum for Trust Ownership and Trustee's Affidavit(CA)

APPROVED BY CONSENT AGENDA: THE BOARD OF DIRECTORS APPROVES THE ADDENDUM FOR TRUST OWNERSHIP AND TRUSTEE'S AFFIDAVIT OF LYNDA LEE VARDA, THEREBY ALLOWING HER TO PLACE HER MEMBERSHIP AND EQUITY INTEREST INTO A LIVING TRUST DATED MAY 21, 2009.

6c. 2009 Parking Lot Repair Contract – 2nd Reading (CA)

APPROVED BY CONSENT AGENDA: 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, AT ITS BID, \$61,325, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$67,458.

6d. Greenhill Outfall Stabilization Plan Update

Terri Hruby, City of Greenbelt Planning Department, described the geographic layout of the project and changes to the scope of the project including the introduction of an innovative technological approach known as a coastal plain outfall. She explained that this approach will not only improve storm water management, but also specifically enhance water quality and address pollutants; the use of this approach was one factor which resulted in the City receiving a grant of \$137,000 from the Maryland Department of the Environment. She reported the overall project concept is 100% complete, they are in the permitting stages and awaiting City Council approval; as part of the permitting process, the City has notified adjacent owners about the project.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR SECOND READING AND FINAL PASSAAGE TO SIGN A CONTRACT WITH MAXWELL PAINTING & WALL COVERING COMPANY TO REPAIR THE UNIT LOCATED AT 10E PLATEAU PLACE AS DIRECTED BY GREENBELT HOMES INC., AT A COST NOT TO EXCEED \$11,550.00.

Moved: Boswell

Seconded: Hickey

Carried 6

7f. Review Committee Task List

The Board reviewed the committee task list. Assistant General Manager Ralph inquired about the make-up of the skylight task force. Chuck Hess was unaware of any appointees, but was willing to serve on the task force. Ralph said he would enlist Jim Cohen's assistance in staffing the task force. Ralph added that the Green Ribbon task force would benefit from some guidance from the Board regarding its focus. President Agans requested that this appear on the next Board agenda. She asked that Board liaisons provide updates once committee members have reviewed their task list.

7g. 501(c)(3) Formation: Mission, Vision & Purpose

President Agans gave an overview of this initiative and explained that a formulation document outlining the purpose, mission, and vision is needed. She suggested forming an adhoc committee of three to four people to work on this document. Member Chris Logan expressed his interest in serving on the committee.

MOTION: THE BOARD OF DIRECTORS WISHES TO ESTABLISH A NON-PROFIT ENTITY AND ESTABLISHES A TASK FORCE TO DRAFT A STATEMENT OF PURPOSE, MISSION AND VISION STATEMENTS, FOR REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS ON A FUTURE AGENDA.

Moved: James

Seconded: Mazursky

Carried 6

7h. North State Bank Corporate Resolution

MOTION: THE BOARD OF DIRECTORS ADOPTS THE NORTH STATE BANK CORPORATE RESOLUTION AS PRESENTED ON JUNE 25, 2009 AND AUTHORIZES THE FOLLOWING INDIVIDUALS AS SIGNERS: SUZETTE AGANS, PRESIDENT; SYLVIA LEWIS, TREASURER; GRETCHEN OVERDURFF, GENERAL MANAGER; JOSEPH PERRY, DIRECTOR OF FINANCE; ELDON RALPH, ASSISTANT GENERAL MANAGER; JOAN KROB, DIRECTOR OF MEMBER SERVICES.

Moved: Morse

Seconded: Novinski

Carried 6

7i. Lafayette Investments Corporate Resolution

MOTION: THE BOARD OF DIRECTORS ADOPTS A CORPORATE RESOLUTION WITH LAFAYETTE INVESTMENTS, FOR THE ESTABLISHMENT AND MAINTENANCE OF TRADING ACCOUNTS AND AUTHORIZES THE FOLLOWING INDIVIDUALS AS SIGNERS: SUZETTE AGANS, PRESIDENT; SYLVIA LEWIS, TREASURER; GRETCHEN OVERDURFF, GENERAL MANAGER; JOSEPH PERRY, DIRECTOR OF FINANCE; ELDON RALPH, ASSISTANT GENERAL MANAGER; JOAN KROB, DIRECTOR OF MEMBER SERVICES.

Moved: Boswell

Seconded: James

Carried 6

7. Items of Information

No discussion.

8. President

- President Agans appointed Patricia Novinski as the chair of ARC. She noted that Luisa Robles has resigned from the Woodlands committee and Tokey Boswell will be serving as Board liaison to the Buildings committee.
- She announced a financial statement training on August 13 at 7 pm and suggested this be open to committee chairs.
- She reported on the recent work session with the City of Greenbelt and said that the City is working on the right-of-way issue.

9. Board Members

Director Morse said the Sustainable Design Committee is on hiatus. **Director Novinski** commended staff for the very nice signs around the neighborhood announcing the Board meeting. **Director James** said that Woodlands committee work in Parcel X was rained out. He reported the Member and Community Relations committee had 14 members open their homes and show gardens during the House and Garden Tour; that the Companion Animal committee is working on its lost companion animal information for the GHI website. He said that at CAC's last meeting, Bill Holland, a member of CERT, talked about emergency management for pets, and CAC discussed starting this program at the court level. He reported on the Building committee's progress on the additions database. **Director Boswell** thanked staff for moving the bike rack and reported a meeting of the TRU-Greenbelt transit riders; he is looking forward to serving as liaison to the Buildings committee.

Audit committee member **Lauber** said that 10 new members attended the Marketing committee's new member social. The committee encourages Board members to attend these socials as well.

10. Manager

Director of Finance Perry asked Board members to ensure they have cashed all of their checks. Director Mazursky inquired about having Board members stipends processed through electronic fund transfer or as a deduction from their coop fee. President Agans suggested adding this as a topic on the next Board agenda. **General Manager Overdurff** reported that Bryan Crick is recovering at home; she commended Assistant General Manager Ralph for his work during Bryan's absence.

MOTION: TO RECESS TO EXECUTIVE SESSION.

Moved: Hickey

Seconded: Morse

Carried 6

The meeting recessed at 9:05 p.m.

Ed James
Secretary