

Minutes
GHI BOARD OF DIRECTORS
June 27, 2013

Board Members Present: DeBernardo, Hess, James, Jones, Marcavitch, McFadden, Novinski, Ready and Skolnik

Others in Attendance:

General Manager Eldon Ralph
Brenda Lewis, Director of Human
Resources
Jonathan Gordy, Audit Committee

Debbie Cooley, Audit Committee
Jackie Zasch
Barbara Hamilton
Ken Jarva
Altoria Ross, Recording Secretary

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

1. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

Moved: James

Seconded: Hess

Carried 9-0

2. Visitors and Members

Ready welcomed visitors and members. No members and visitors addressed the Board.

3. Approval of Membership Applications

MOTION: THAT THE FOLLOWING MEMBERS ARE ACCEPTED INTO THE COOPERATIVE AND MEMBERSHIP IS AFFORDED THEM AT THE TIME OF SETTLEMENT:

- **JAMES DRUCKENMILLER, SOLE OWNER;**
- **THOMAS ADAMS, GERALDINE ADAMS, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Hess

Carried 9-0

MOTION: THAT THE BOARD OF DIRECTORS APPROVES THE FOLLOWING MUTUAL OWNERSHIP RECREATION:

- **JULIE K. PHELPS.**

Moved: James

Seconded: Skolnik

Carried 9-0

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

- **MD G CHOUDHURY, ROAD IS CHANGED TO MD G. CHOUDHURY, SAHANA YESMEEN, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Hess

Carried 9-0

4. Committee Reports

None

5. Consent Agenda

MOTION: TO ACCEPT THE CONSENT AGENDA.

Moved: James

Seconded: Hess

Carried 8-0-1

Jones abstained.

6a. Contract for Phase 2C of the Pilot Project – 2nd Reading

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH HAWKEYE CONSTRUCTION FOR THE REVISED SCOPE OF WORK FOR PHASE 2C OF THE PILOT PROJECT AT ITS BID, \$334,219, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$367,641.

6b. Exception Request from Member of 6A Hillside Re: Placement of Shed in Service Side Yard

On 16May2013, the member at 6A Hillside submitted a permit request for the installation of an 8’x10’ vinyl shed in the serviceside yard, including a letter of justification for the serviceside placement. Staff informed the member that it would be appropriate for her to seek authorization from the GHI Board based on the following permit rules:

§IX.B.3. A unit must have at most one shed, and it must not be in the serviceside yard, with the following exceptions:

A shed may be permitted in the serviceside yard instead of the gardenside yard or end yard if the shed is determined by staff to be less visually intrusive in this location, or if the unit is a one-bedroom frame unit with only a serviceside yard.

ARC voted 4-1 to recommend to the Board of Directors that an exception be granted to allow an 8’x10’ vinyl shed in the serviceside yard of 6A Hillside Road, aligning the door face of the shed with the back of the adjacent garages and leaving 5’ clearance between the garages and the proposed shed.

MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE INSTALLATION OF A 8’X10’ VINYL SHED IN THE SERVICESIDE YARD AT 6A HILLSIDE, ALIGNING THE DOOR FACE OF THE SHED WITH THE BACK OF THE ADJACENT GARAGES AND LEAVING 5’ CLEARANCE BETWEEN THE GARAGES AND THE PROPOSED SHED.

Moved: Novinski

Seconded: Jones

Carried 9-0

6c. Review of Name for Community Upgrade Project

MOTION: THE BOARD OF DIRECTORS RESOLVES TO NAME THE PRPOSED PROJECT CONSISTING OF REPLACEMENTS OF MAJOR COMPONENTS AND INSTALLATION OF ENERGY EFFICIENCY UPGRADES IN GHI HOMES, THE HOMES IMPROVEMENT PROJECT.

Moved: Skolnik

Seconded: Jones

Carried 9-0

7. Items of Information

None discussed.

8. President

None

9. Board Members

- Skolnik said Phase 2 is progressing forward.
- Hess said he was glad the Board picture was taken and would like for the portrait to be hung on the walls of GHI and posted on website.
- McFadden thanked Skolnik for his work on the pilot project.
- DeBernardo said the GHI picnic will be on Sunday, October 6. He said on September 21 the yard sale will be held from 9 a.m.-1 p.m. DeBernardo said the plant swap will also be held on that date. He also said the Member Outreach Committee and the Marketing Committee will be approaching Board members to volunteer at the Labor Day Booth.

10. Manager

Ralph said Tom Sporney will be out for two months for a knee replacement. In the interim, Alvin Shaw and Peter Joseph will be directly reporting to Ralph for the pilot project.

MOTION: TO RECESS TO EXECUTIVE SESSION FOR MEMBERS ISSUES.

Moved: Hess

Seconded: Skolnick

Carried 9-0

The meeting recessed at 9:24 p.m.

Ed James
Secretary