

Minutes  
GHI Board of Directors  
July 15, 2010

Present: Hickey, James, Lewis, Agans, Novinski, Boswell, Wartell

Excused Absense: McFadden, Morse

Others in Attendance:

Gretchen Overdurff, General Manager  
Joan Krob, Director of Member Services  
Tom Sporney, Staff Engineer  
Chuck Hess, Audit Committee  
Susan Jones  
Donna Hoffmeister  
Kathy Reynolds  
Hermene Ecclestor  
John Stith  
Ken Bitter  
Randy Crenwelge

Eldon Ralph, Assistant General Manager  
Brenda Lewis, Director of Human Resources  
Dianne Wilkerson, Chair, Audit Committee  
Patty Muldowney, Recording Secretary  
Marbury Wethered  
Lenore Algaze  
Susan Nicholson  
Karen Morgenstern  
Henry Haslinger  
Tony Atkinson

President Agans called the meeting to order at 7:30 p.m.

1. Approval of Agenda

An item 6q was added to the agenda: Proposed Re-Routing of Bus Routes.

**MOTION: TO APPROVE THE AGENDA AS REVISED.**

Moved: Boswell

Seconded: James

Carried 6

2. Visitors and Members

There were no comments from the visitors or members in attendance.

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:**

- MICHAEL E. MILLER, SOLE OWNER
- HILARY VERHAAREN AND CHRISTOPHER VERHAAREN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
- LORI ANN THIELE, SOLE OWNER
- ROBERT L. REED, SOLE OWNER
- POLLY G. SILEO, SOLE OWNER
- ROBERT J. FEIERTAG, SOLE OWNER

Moved: James

Seconded: Boswell

Carried 6

**FOR THE RECORD: BOARD POLL ACCEPTED THE FOLLOWING MUTUAL OWNERSHIP CONTRACT ON JUNE 28, 2010, AND MEMBERSHIP WAS AFFORDED HER AT THE TIME OF SETTLEMENT:**

- **JENNIFER L. LIBBEE, SOLE OWNER**

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

- **HARRIETTE PHELPS, SOLE OWNER, TO HARRIETTE PHELPS AND ELIZABETH A. PHELPS, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

Moved: James

Seconded: Hickey

Carried 6

**MOTION: THAT THE FOLLOWING MUTUAL OWNERSHIP CONTRACT BE RECREATED FOR BANK OF AMERICA:**

- **SONJA THORNBURG**

Moved: James

Seconded: Boswell

Carried 6

4. Committee Reports

The Finance Committee report will be presented later on the agenda. No representative from the Companion Animal Committee was present to share the committee's report.

5. Consent Agenda

There were no items on the consent agenda.

6a. Proposed Skylight Replacement, 6N Plateau Place

Staff Engineer Sporney summarized the member's request for the Board. He stated that after presenting the case to ARC, the committee recommended 4-0 to allow the proposed skylight replacement. Ms. Hoffmeister did not have anything to add to Mr. Sporney's summary.

**MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE INSTALLATION OF THE PROPOSED (5) REPLACEMENT CURBED POLYCARBONATE SKYLIGHTS IN THE GARDENSIDE SCREENED PORCH AT 6N PLATEAU.**

Moved: Lewis

Seconded: James

Carried 6

6b. Proposed Picture Windows, 38F Ridge Road

The member at 38F Ridge Road withdrew this request.

6c. Yard Line Certification: 1 Ct. Eastway, 2 & 4 Cts. Hillside

President Agans stated that she lives in 2 Court Hillside; the Board decided that she did not need to excuse herself from the discussion.

The Board began discussion with the yard lines of 1 Court Eastway. Yard Line Committee chair Wilkerson stated that the committee received no feedback from members of that court. Mr. Ken Bitter, son-in-law of Ms. Dorothy Figlia, asked a question on Ms. Figlia's behalf. Ms. Wilkerson answered that the yard edge can stay where it is.

Ms. Kathy Reynolds asked if she may continue to maintain the common area outside her yard on the corner of Eastway and Crescent Road. The Board thanked her for her service and explained that she

may continue to maintain that area, but that she may not move personal belongings or yard furniture past her own yard boundary.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 1 EASTWAY AS PRESENTED.**

Moved: James

Seconded: Wartell

Carried 6

The Board then moved on to 2 Court Hillside Road. Tony Atkinson asked about the boundary between 2A and 2B. Ms. Wilkerson explained that sidewalks are not included in any one member's yard, and that the yard line should fall in the middle of the sidewalk. Mr. Sporney further explained the plats to the member; no change is necessary.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 2 HILLSIDE AS PRESENTED.**

Moved: James

Seconded: Wartell

Carried 6

The Board moved discussion to 4 Court Hillside Road. Ms. Lenore Algaze asked about the boundary between 4B and 4C. Ms. Wilkerson took the member into the hallway to explain her yard plat. Upon their return, the Board made the motion below.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 4 HILLSIDE AS PRESENTED.**

Moved: James

Seconded: Lewis

Carried 6

6d. Request for Extension – Boiler Room Renovations, 48D Ridge

Mr. Sporney stated that Ms. Karen Morgenstern took ownership of a boiler room two years ago, and that members have two years to convert the boiler room into an addition. Ms. Morgenstern wrote a letter to the Board giving reasons for not moving forward and is asking the Board for an extension. Ms. Morgenstern stated that she has preliminary plans drawn up, although there are still adjustments that need to be made. She explained that her contractor is quite busy, which is part of what is taking so long.

Director Lewis shared that she is in favor of granting the extension, but expressed concerns about the amount of time Ms. Morgenstern is requesting. The member explained that there was no date in the contract she signed with the contractor, but that he told her he should be able to complete the renovations this coming winter. President Agans expressed concerns that the member waited so long to have plans drawn up for the boiler room. Ms. Morgenstern explained that she had no idea how time consuming the renovations would be. The Board decided that a year should be sufficient time for the renovations to be completed.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE REQUEST FOR AN EXTENSION OF TIME TO RENOVATE THE BOILER ROOM AT 48D RIDGE ROAD, AND GRANTS THE MEMBER AT 48D UNTIL JUNE 30, 2011 TO COMPLETE THIS WORK.**

Moved: Boswell

Seconded: James

Carried 6

6e. Feasibility of Solar Electric Generation System for the Administration Building

Assistant General Manager Ralph stated that at the Board's request, he contacted Larry Horsman of Flexera Solar and Wind Energy Systems. Mr. Ralph and Mr. Horsman met several times to discuss everything involved with installing a solar electric generation system on the roof of the administration building. Mr. Ralph shared a rate of return of 13.8% over the lifetime of the solar panels provided by

Mr. Horsman. He then explained that he adjusted the analysis done by Flexera based on the corporate tax rate; the new analysis shows a lower rate of return, 6%, than the rate projected by Mr. Horsman. Mr. Ralph urged the Board to consider all competing projects, including the community upgrade and the possibility of purchasing another apartment building. He suggested that the Board could ask the Finance Committee to explore the feasibility of a solar electric generation system after taking into account all other interests.

The Board discussed the pros and cons of installing solar panels on the roof of the administration building. The possibility that the technology may not be ready was discussed; the panels should last 25 years, and in that time, the technology may improve a great deal. Available grants for this project were discussed, and it was explained that application and completion of the project by April of 2011 is not reasonable. A suggestion was made to wait until next year to see what grant offers may be available at that time. In the meantime, the roof can be replaced; solar panels can be installed without attaching through the roof membrane.

Audit Committee member Hess asked if the energy credit is refundable. He pointed out that if GDC makes any additional acquisitions, GDC's tax rating would go to zero. If the credits count toward taxes that need to be paid, then there may be no savings from that part of the grant.

The possibility of sending this matter to the Finance Committee was discussed. Director Lewis shared that due to the committee's workload it may not be able to investigate this matter for 4-5 months. Mr. Ralph stated that the federal grant is available until 2016, so there is no need to rush. President Agans took an informal poll to determine how the Board would like to proceed with this matter. Four directors stated that they do not wish to pursue solar panels at this time. Two directors expressed support for solar panels at this time, partly because of the favorable rate of return and partly because of the message it would send to the coop.

Mr. Randy Crenwelge stated that an audit could be done on the rate of return for the life cycle of the solar panels in order to determine the minimum limit of return. Mr. Ralph suggested that the Board look at the rate of return from current investments, and then consider the possible rate of return of competing projects. For example, the Board could consider the rate of return if the Lawrence Apartments were to become available, or the rate of return if they decided to put up a row of homes or garages. If the Board decided to install a solar electric generation system now, Mr. Ralph explained, they may need to borrow money for other projects, possibly at an interest rate that is equal to or higher than the 6% rate of return of the solar panels.

The Board discussed postponing this topic and revisiting it in the fall. The possibility of starting a task force or work group was discussed, as well as assigning it to the Friends of the Buildings Committee.

**CONSENSUS: THE BOARD WILL REVISIT THIS TOPIC AT THE SECOND BOARD MEETING IN OCTOBER 2010.**

6f. WSSC Pipe Replacement Project Status

Assistant General Manager Ralph explained that staff is at an impasse with WSSC. He explained the terms of an agreement between GHI and WSSC of 1958 which sets forth that WSSC maintains responsibility for all pipes up to GHI units. WSSC now wants to change that agreement by placing water meters at the curb, and assigning responsibility of pipes between meters and units to GHI.

Mr. Ralph outlined possible actions for the Board to take:

1. Schedule a meeting between the Board of Directors and a high-level WSSC manager to try to resolve the issue of maintenance responsibilities for the new pipelines.
2. Seek injunctive relief that WSSC not begin such construction without a signed agreement between GHI and WSSC.
3. Seek a Court ruling that the original agreement does not allow WSSC to unilaterally make major changes.

Mr. Ralph explained that he sent a letter to WSSC telling them that they should not proceed with the bidding process until this matter was discussed with the Board. Mr. Ralph stated that negotiation is always the best course of action, and recommended that the Board and staff try to arrange a face-to-face meeting with a high-level manager; the Board agreed with this course of action. Mr. Ralph explained that this would need to be a daytime meeting, and that there should be representatives from the Board present.

The Board then directed Mr. Ralph to contact WSSC and request a meeting on behalf of the Board of Directors of GHI.

6g. Contract for Repairs: 13U Ridge Road

Director Boswell asked about the source of funds for the repairs at 13U Ridge Road. General Manager Overdurff explained that GHI will outlay the cost, and the funds will be recouped upon sale of the unit.

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH GEHRING CONSTRUCTION TO UNDERTAKE REPAIRS TO 13U RIDGE RD AS DIRECTED BY GREENBELT HOMES, INC. AT A COST NOT TO EXCEED \$12,100.00**

Moved: Lewis

Seconded: Novinski

Carried 6

6h. Contract for Repairs: 53N & P Ridge Road

President Agans asked who would be responsible for the cost of the repairs for 53N and 53P Ridge Road. Ms. Overdurff explained that a discussion of insurance liability would be brought on a future agenda. According to the Mutual Ownership Contract, she explained, the member in whose home the leak occurred is responsible because it was not reported; this is considered negligence. Ms. Overdurff stated that the cost of this particular case would be further discussed in executive session, but that the repair work needs to be done now. Because of the damage, Ms. Susan Nicholson has been without the use of her kitchen since June 2; the repair work needs to be completed as soon as possible. Ms. Overdurff explained that the member at 53P Ridge Road has family members who are contractors, and that they will complete the repairs at 53P.

Ms. Nicholson had no questions for the Board. She expressed thanks to the Board and staff, stating that everyone has been wonderful to her through the entire process. Ms. Overdurff explained that because Ms. Nicholson's kitchen is unusable through no control of her own, the GHI operating cost portion of her coop fee will be waived for June and July.

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH MICHAEL D. MAXWELL PAINTING AND WALL COVERING, TO REPAIR THE UNITS LOCATED AT 53N-P RIDGE RD AS DIRECTED BY GREENBELT HOMES INC., AT A COST NOT TO EXCEED \$12,650.00.**

Moved: James

Seconded: Lewis

Carried 6

**MOTION: THE BOARD OF DIRECTORS SUSPENDS THE RULE REQUIRING TWO READINGS FOR CONTRACTS EXCEEDING \$7,500.00 AT TWO SEPARATE MEETINGS; TO ALLOW BOTH MOTIONS FOR 1<sup>ST</sup> AND 2<sup>ND</sup> READING COVERING REPAIRS TO 53N-P RIDGE RD TO BE CONSIDERED FOR ADOPTION ON JULY 15<sup>TH</sup>, 2010.**

Moved: Boswell

Seconded: Novinski

Carried 6

**MOTION : THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO SIGN A CONTRACT WITH MICHAEL D. MAXWELL PAINTING AND WALL COVERING, TO REPAIR THE UNITS LOCATED AT 53N-P RIDGE RD AS DIRECTED BY GREENBELT HOMES INC., AT A COST NOT TO EXCEED \$12,650.00.**

Moved: James

Seconded: Lewis

Carried 6

6i. 2010 Underground Utility & Drainage Improvement Contract, additional sites – 1<sup>st</sup> Reading

Mr. Sporney explained that there were additional problems with storm drains and sewers discovered after the first package of drainage improvements was bid out. Staff sought bids from the three low bidders from the original group of contractors that submitted bids for the first drainage improvements; two bids were received.

There was a question from the Board about suspending the rules to allow for both readings at this meeting. Mr. Ralph encouraged the Board not to do so because the Bylaws state that only exceptional circumstances warrant suspension of the rules.

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH B&P UTILITIES, INC., FOR THE REPAIRS OF UNDERGROUND SANITARY SEWAGE AND STORM DRAIN UTILITIES AT FOUR (4) SITES AT ITS BID, \$17,725, PLUS 15% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$20,384.**

Moved: Lewis

Seconded: Wartell

Carried 6

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH B&P UTILITIES, INC., FOR DRAINAGE SYSTEM IMPROVEMENTS AT ONE (1) LOCATION AT ITS BID, \$6,675, PLUS 15% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$7,677.**

Moved: Boswell

Seconded: Lewis

Carried 6

At this point, the Board moved to item 6q, Proposed Re-Routing of Bus Routes.

6j. Approval of Green Currents' Energy Flyer

President Agans explained that she had asked Green Currents to let the Board see the flyer if GHI was featured.

**CONSENSUS: THE BOARD OF DIRECTORS APPROVES THE GREEN CURRENTS' ENERGY FLYER.**

6k. Pilot Program Letter to Members

Director Boswell explained that the National Association of Homebuilders Research Center will find out if they will receive grant money to use with GHI on August 1. If selected, he explained, GHI should begin working with them as soon as possible to start the measurement process. With that in

mind, homes must be selected quickly; the letter being discussed will be sent to members in those rows selected by staff as possible participants for the pilot project. Changes were made to lessen the specificity of the letter; this was done so as to ensure that a sufficient number of willing rows of homes could be identified.

President Agans suggested some changes to be made to the letter. She stated that it needs a new format, and needs to state that this program is subject to member approval. She suggested that the letter note that GHI is pursuing grant funding. She also suggested that members will have questions about what the member will have to pay for the community upgrade, and that the Board and staff will need to have answers. Agans suggested creating a Frequently Asked Questions page.

Director Boswell stated that this letter will only be sent to a select group of homes that qualify for the pilot project based on the qualifications determined by the Buildings Committee. He also stated that the committee plans to take out an ad in the *News Review* to explain why some members received a letter and some did not. Director Boswell suggested that the Board approve the “general spirit” of the letter and submit suggested changes to Ms. Ralph by July 22.

#### 6l. Property Taxes Briefing

Director Lewis shared updates from a meeting with Joe Wagner regarding how the tax credit will be implemented. All members will need to fill out the application and certify that they are the homeowners. The Finance Committee will review information from the state and recommend how the taxes should be distributed. Currently, GHI receives 76 tax bills; the taxes are combined and split between all GHI members. 50% is assigned to members according to the square footage of their original units, and 50% is distributed evenly to each member to account for common areas. Because the taxes will now be received on individual units according to state assessments, the Board and staff need to look at how to distribute individual unit taxes, plus taxes on common areas, garages, the administration building, and the woodlands. This new tax system will not go into effect until July of 2013, with applications due in December of 2012. Director Lewis stated that there will be time to educate members. The Board and staff will need to know how to determine taxes for members at the beginning of that calendar year so that they may be collected as part of the monthly coop fee.

General Manager Overdurff stressed that members need to know that if someone moves out of their home, the new buyer will lose the homestead tax credit. In order to qualify for the credit, she explained, the home needs to be occupied by its owner from July through July of the next year in order to get the credit back; however, it will be at a lower rate. She also stated that if members refuse to fill out the affidavit and provide a copy of their driver’s license and social security number, they will also lose out on the homestead tax credit.

The Board discussed when new buyers will become affected by the loss of the homestead tax credit. Director Lewis stated that transfers of ownership need to be reported to the state within 60 days; the deciding factor on when new members would become affected will be how soon the state processes paperwork on their end.

Ms. Susan Jones asked why GHI would not simply pass the tax assessments on to the appropriate homeowner. The Board explained that the taxes would continue to be a part of the monthly coop fee because of the taxes on common areas. It was explained that this is a different format for presenting taxes to GHI, and that the taxes under the new system may not synch up with the previous taxes assessed to that unit. The formula used in the past will no longer be applicable.

6m. Bidding Out Auditor's Services

The Finance Committee report outlined reasons why the Board should not simply use the previous auditor's services for a third year in a row. The committee will work with the Director of Finance to determine what should be included in the bid package and audit. Audit Committee member Hess stated that while he is generally not in favor of switching auditors, he believes it is wise to do so in this case.

**MOTION: THE BOARD OF DIRECTORS INSTRUCTS THE GENERAL MANAGER TO SEEK BIDS FOR PERFORMING FY 2010 GHI AUDIT.**

Moved: Novinski

Seconded: Lewis

Carried 6

6n. Repeal of Working Capital Loan to GHI

Director Lewis explained that this topic was included in the Finance Committee report. She explained that GHI originally collected 3% of the sale price as working capital; this amount was later reduced to 1%. Because members have had trouble selling homes in GHI, and because this amount is significant to the new member buying a home in GHI, the Finance Committee recommends that GHI discontinue the practice of collecting working capital from new members.

The Board discussed whether the working capital funds were being used by GHI. Director Lewis stated that according to the Director of Finance, members' working capital is not used in GHI's operation; the only use GHI has for the working capital is the interest earned on it.

Director James stated that he is not in support of discontinuing the collection of working capital unless GHI returns all working capital collected from current members now. He stated that this is a good deal for new members, but that it is unfair to those members who do not plan on selling their homes. He stated that this is a favor to new members and those members selling their homes at the expense of the current members.

Member Chuck Hess spoke as a longtime member of GHI who is actively involved in the Bylaws and Finance committees. He stated that GHI has more than enough cash on hand to meet current operating costs. He explained that collection of working capital was implemented because extra funds were needed to pay the entire year's worth of real estate taxes in October, while taxes were collected from members from January through December. Because of GHI's reserves, he stated, there is no need for GHI to hold on to current members' working capital.

**MOTION: THE BOARD OF DIRECTORS ELIMINATES THE WORKING CAPITAL REQUIREMENT OF 1% OF THE PURCHASE PRICE FOR BUYERS, EFFECTIVE AUGUST 1, 2010.**

Moved: Lewis

Seconded: Novinski

Carried 4-2

The Finance Committee should investigate the potential impact if all working capital funds were returned to current members.

6o. Owner Financing of GHI Homes

General Manager Overdurff stated that GHI currently owns three homes, and will probably own a few more. In many instances, she explained, the buyer does not have the 20% down payment required by many lenders. She argued that if GHI can offer financing for those homes that they own, those homes could be sold more quickly.



Director Boswell stated that the Greenbelt Federal Credit Union is still allowing 10% down payments for new buyers. He expressed that the Board should look at this proposal with the same question of rate of return, since they were conservative on the decision of solar panels for the administration building roof. President Agans stated that because GHI owns the home, there is no cash outlay from GHI and no outside mortgage. Ms. Overdurff stated that these loans would be given at the going interest rate; she stressed that she is not suggesting that the Board approve many of these loans. They would be a 5-year balloon with the requirement that the new member refinance after 5 years and repay GHI at that time.

President Agans suggested that this be done as a trial with 2-3 homes currently owned by GHI. The Board discussed the money lost in coop fees for any home owned by GHI that is not currently occupied. There was a question about whether this loan from GHI could then be sold to other lenders like any other mortgage; it could be sold, but staff and the Board would prefer not to.

Audit Committee member Wilkerson pointed out that as the motion is written, only buyers with a 5% down payment would be eligible for a loan from GHI. Ms. Overdurff stated that this should not be restricted to a 5% down payment, and that the Board would reserve the right not to lend if a buyer could put down more than 5%. Director Boswell suggested an amendment, changing “5% down payment” to “5% down payment or greater”.

Member Chuck Hess shared that the biggest advantage of this proposed policy is that it gives GHI another option to move a home faster, without being forced to hold on to a non-performing asset. However, he stated that this should be looked at as an investment, as it is a way of investing money for up to a 5-year period. Mr. Hess also suggested an amendment to the motion, changing “GHI homes” to “GHI-owned homes”.

**MOTION: THE BOARD OF DIRECTORS APPROVES OF OWNER FINANCING OF GHI-OWNED HOMES WITH A 5% OR GREATER DOWN PAYMENT FOR BUYERS WITH A CREDIT SCORE OF 720 OR HIGHER. TERMS WOULD BE FOR A 30 YEAR AMORTIZED LOAN AT CURRENT INTEREST RATES AND A 5 YEAR BALLOON PAYMENT.**

Moved: Lewis

Seconded: Wartell

Carried 6

6p. Incentive for Buyers' Brokers

Director Lewis shared that the proposed incentive for buyers' brokers would help GHI to sell those homes owned by the cooperative. The amount of incentive would be determined on a case-by-case basis by the General Manager, as well as whether an incentive is offered at all. Ms. Lewis stated that this policy would inspire realtors to show hard-to-sell GHI-owned homes.

Ms. Overdurff explained how this policy would be implemented. She shared that an incentive for buyer's brokers would be advertised, but that a specific number would not be included in the advertisement; this would be negotiated later. She explained that this is not something that would be done for every GHI-owned home, but could be another incentive to sell a home that is not moving.

The Board discussed the ethics involved with such a practice, including the amount of the bonus, perception of unfairness by realtors if the bonus is not given for every sale, and the possibility of exposing GHI to lawsuits. Ms. Overdurff reassured the Board that this is a common practice. The figure suggested by the Finance Committee does not need to be given; it was merely a suggestion. Ms. Overdurff explained that the bonus could be any number, and that the buyer would know that his or her realtor is receiving a bonus because it will be advertised.

Ms. Overdurff explained that this would simply be a new practice available for the General Manager to use as she sees fit to make a home more attractive to buyers' realtors. For those homes owned by GHI

that are not listed with a realtor, this bonus would be less than a realtor fee. Director James stated that the possibility of a bonus would “level the playing field” for GHI, as many realtors attempt to sell larger homes because of the possibility of a larger commission. Member Chuck Hess shared that his realtor was given an incentive; this incentive was clearly shown on his HUD-1 at settlement. While looking at homes, Mr. Hess told his realtor that the home was more than he was interested in, but the realtor insisted that he see it. Mr. Hess suggested that this was due, at least in part, to the incentive; that home would have a greater impact on her personally. He stated that many members are already doing this to help to sell their homes.

**MOTION: THE BOARD OF DIRECTORS APPROVES OF THE PAYMENT OF A BONUS TO BUYER'S BROKERS OF GHI-OWNED HOMES UP TO \$2,500. THE BONUS AND AMOUNT IS TO BE AT THE DISCRETION OF THE GENERAL MANAGER.**

Moved: Lewis

Seconded: Novinski

Carried 6

6q. Proposed Re-Routing of Bus Routes

Mr. John Stith shared his experience working as part of Transit Riders United of Greenbelt (TRU-G). He has been meeting with representatives from WMATA for two years in the hopes that they would come up with good changes to the bus routes in Greenbelt; however, TRU-G does not support the changes proposed by WMATA. Mr. Stith explained that while bus routes may not necessarily be cut this year, Greenbelt will be at the top of the list for route reductions if there is a budget crisis next year. He shared that WMATA may approve the proposed changes at their meeting on July 22, and that the City Council will meet on Monday, July 19.

After looking at the proposed changes, the Board asked why the changes are not seen as positive. Directors Boswell and Lewis pointed out some of the positive aspects of the proposed changes for GHI. Mr. Stith stated that there are some positive changes for many GHI riders, and pointed out some of the negative changes being proposed. He then explained that WMATA planned their routes without leaving much for the county buses to serve.

The Board thanked Mr. Stith for sharing this information, and then returned to item 6j, Approval of Green Currents' Energy Flyer.

7. Items of Information

Director of Human Resources Lewis shared a flyer about a “Generations in the Workplace” workshop she will be giving employees. Board and Audit members are invited, but must RSVP.

Director Boswell shared that the Marketing Committee meeting dates were not included in the last two issues of the *Communicator*. Ms. Lewis will watch for that in future issues. The Board discussed the possibility of ARC moving its meetings to a different Wednesday so as not to conflict with the Marketing Committee meetings; Director Novinski will look into it and report back to Ms. Agans.

8. President

President Agans shared that she attended a meeting of the Web Team last week. The team is very productive and is working on navigation of the site and where things should be placed. Ms. Agans will continue to monitor the work of the team.

President Agans then shared recent appointments to committees: Director Wartell is the new chair of the Marketing Committee, Anna Socrates will join the Marketing Committee, and Luisa Robles is the Court Liaison for 32 Court Ridge Road.

9. Board Members

Director Lewis shared that October is National Coop Month. In past years, GHI has joined with four other coops in Greenbelt for banners and ads in the *News Review*. She asked the Board if they would like to do the same thing for this coming October. Ms. Overdurff shared that she has received a request from NCBA for \$50 to support National Coop Month; Director Lewis will look into what has been budgeted. Director Lewis then shared that National Night Out will be held on August 3. Director James shared that Roosevelt Center has been reserved that night from 7-9 p.m. for a National Night Out party sponsored by the Old Greenbelt Neighborhood Watch. Finally, Director Lewis shared that the credit union is advertising a home equity loan for GHI homes; General Manager Overdurff will contact the credit union.

Director James shared that the Woodlands Committee has not met this month. The committee tried to do a work group on a Thursday during the day; 5-6 people attended and worked in the tunnels under Hillside Road.

Director Boswell shared that the Buildings Committee will meet later this month. He also shared that the National Building Museum will hold a program on Monday about energy efficient retrofits.

Director Wartell shared that MAC discussed the Labor Day float at its last meeting; the theme will be “Yesterday’s Values for Today’s Living”. Ms. Krob has put in a reservation for a booth, which will be shared with the 75<sup>th</sup> anniversary committee. MAC will be meeting on August 19, and will take volunteers to work the booth at that time. The committee will also finalize the plans for the picnic, which will be held on October 3.

Audit Committee member Wilkerson thanked staff for providing comfortable chairs for the committee. She then shared the status of the search for a third Audit Committee member. Four people have responded to the ad, and she has been able to contact three of them.

Director of Human Resources Lewis shared that the GHI company picnic will be held on August 13; all Board and Audit members will receive a special invitation. She also shared that articles for the next issue of the *Communicator* will be due on July 20.

Mr. Ralph gave an update on Verizon’s progress with FIOS installation. There are only two large areas left to be done. The installation has taken up a great deal of staff time; close to 200 staff hours have been spent on supervision of Verizon technicians.

10. Manager

Ms. Overdurff shared information about the NAHC conference at the end of September in New Orleans. President Agans shared that there is not much information at that conference applicable to GHI.

Ms. Overdurff then shared information about a basic course for Board members, M100, offered by the Community Associations Institute. She explained that the course gives a nice overview of learning how to be a Board member. The next course will be held in Alexandria on October 14 and 15; GHI can cover the cost for interested directors.

GHI polo shirts are available for \$22, or \$29 for tall sizes.

NCBA will offer a webinar on measuring engagement in your cooperative on Tuesday.

Finally, Ms. Overdurff wished a happy birthday to Director James.

**MOTION: TO ADJOURN.**

Moved: Lewis

Seconded: Wartell

Carried 6

The meeting adjourned at 9:58 p.m.

Ed James  
Secretary