

Minutes
Special Meeting
GHI Board of Directors
July 7, 2005

Present: Abell, Alexanderwicz, Hudson, Lauber, Eichhorst, Lewis, Alpers, and Moore

Excused Absence: Hess

Others in Attendance: Gretchen Overdurff, General Manager
Eldon Ralph, Director of Physical Plant Operations
Tom Sporney, Staff Engineer
Joan Krob, Recording Secretary
Dianne Wilkerson, Audit Committee
Kris White
Chris Logan
David Morse
Lincoln Cummings, Cummings & Associates
Bill Munson, Cummings & Associates

Call to order by President Eichhorst at 7:02. She stated that Director Hess would not be in attendance.

1. Approval of Agenda

MOTION: APPROVE THE AGENDA.

Moved: Alexanderwicz

Seconded: Lauber

Carried

2. Approval of Membership Applications

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

- JULIE A. MARTIN
- CATHERINE H. HARDY
- MAIE R. GALEY
- ALISON RAGLAND, MALCOLM H. FAUST AND CAROL C. FAUST
- MICHAEL C. EVANS AND CATHRYN J. EVANS
- JOAN M. BAKER

Moved: Lauber

Seconded: Alexanderwicz

Carried

MOTION: THAT THE BOARD OF DIRECTORS APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGE: FROM LISA HARRIS, SOLE OWNER TO LISA ORTEGA, SOLE OWNER.

Moved: Lauber

Seconded: Alexanderwicz

Carried

3. 2005 Addition Roof Contract – 2nd Reading

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR SECOND READING AND FINAL PASSAGE TO ENTER INTO A CONTRACT WITH AREA ROOFING & SIDING FOR THE REPAIR OF ADDITION ROOFS AND ASSOCIATED SKYLIGHTS AT 11 HOMES FOR A COST NOT TO EXCEED \$21,775.

Moved: Lewis

Seconded: Moore

Carried

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR SECOND READING AND FINAL PASSAGE TO ENTER INTO A CONTRACT WITH ROOFWORKS FOR THE REPAIR OF MAIN & ADDITION ROOFS AT 3 HOMES ON WOODLAND WAY FOR A COST NOT TO EXCEED \$17,503.

Moved: Lewis

Seconded: Moore

Carried

4. 2005 Garage Door Replacement Contract – 2nd Reading

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE TO ENTER INTO A CONTRACT WITH FRED C. JOHNSON, INC., FOR THE REPLACEMENT OF EIGHTEEN RENTAL AND ELEVEN ATTACHED GARAGE DOORS FOR AN AMOUNT NOT TO EXCEED \$11,455.

Moved: Hudson

Seconded: Moore

Carried

5. Revision to 2005 Underground Storage Tank Removal Contract – 2nd Reading

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE GENERAL MANAGER, FOR SECOND READING AND FINAL PASSAGE TO REVISE THE CONTRACT WITH PETROLEUM MANAGEMENT, INC. FOR THE REMOVAL OF UNDERGROUND STORAGE TANKS AT NINETEEN SITES FOR A COST NOT TO EXCEED \$101,817.

Moved: Alexanderwicz

Seconded: Hudson

Carried

6. Dialogue with Mr. Lincoln Cummings re: Management Audit Proposal

Awaiting Mr. Cummings arrival, President Eichhorst stated that a set of questions from board members had been provided to Mr. Cummings for comment. She inquired whether the Board had further questions for Mr. Cummings. Director Hudson said he wondered what GHI could get for \$20,000.

MOTION: TO RECESS FOR THE ARRIVAL OF MR. CUMMINGS.

Moved: Abell

Seconded: Alexanderwicz

Carried

The meeting recessed at 7:08 p.m. and resumed at 7:10 p.m.

After President Eichhorst introduced Sheila Alpers and Chris Logan of the Management Audit Committee, Mr. Cummings gave an overview of himself, his firm, and the reason for his presence at the meeting. He stated his belief that his company will help the Board move to another level of performance by addressing specific things and providing exhibits that give long-term guidance for implementation. This, he said, is done through building a team spirit among all the people involved and he explained how this would be accomplished.

Mr. Cummings passed around his written response to the questions posed by Directors Hudson and Alpers (*attached*) and elaborated on them. He candidly pointed out how GHI would need to proceed in meeting the challenges to be derived from the audit.

Treasurer Lewis spoke of the series of tasks set up in the RFP and asked what it would take to carry out the tasks. Mr. Cummings explained that they do not do everything at once but through the building of consensus, a modus operandi to improve. He went on to say that if you have 1,000 problems you collectively buy into the actions you want to take to adjust the problems. He stated the reason his company is interested in the project is that GHI trail blazed in the past and is willing to trail-blaze again; he would like to be involved in helping to take it to a new level.

Treasurer Lewis pointed out that one of GHI's problems is maintaining the cooperative spirit. It is difficult to assess how knowledgeable members are about cooperative living. Mr. Cummings again pointed to communication as a key element that could be enhanced by a welcome wagon program, and to evaluate people's awareness about coops on a regular basis through short on-line surveys.

President Eichhorst asked when looking at staff whether they looked at where the positions are and if they should be in a different department. Mr. Cummings responded in the affirmative, then asked each member of the board what they wanted to get out of the study. The responses were: more efficiency, fewer member complaint panel meetings, fewer problem meetings, better way of handling exceptions to the rules, a little more good will from the membership (*referring to a group that sees the board as adversaries*), a fresh look at the way GHI is using its resources, more involvement throughout the community, more efficient

operations in terms of staff time and resources, retention of staff, better communication and involvement, and timely responses. Mr. Cummings exited the meeting at 8:30 p.m.

There was some discussion on the cost of the audit with a suggestion made by member Kris White to consider budgeting it over two budget years since a new budget year is right around the corner. There was consensus that the management audit be an agenda item for August 18.

MOTION: TO ADJOURN.

Moved: Lewis

Seconded: Moore

Carried

The meeting adjourned at 8:45 p.m.

Dorothy Lauber
Secretary

