

Minutes
GHI BOARD OF DIRECTORS
August 18, 2011

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

Others in Attendance:

Gretchen Overdurff, General Manager	Steve Skolnik
Joe Perry, Director of Finance	Tom Sporney, Staff Engineer
Eldon Ralph, Assistant General Manager	Collette Zaninoad
Joan Krob, Director of Member Services	John Able, 1D Research Road
Brenda Lewis, Director Human Resources	Scott Mancioni, Journalist, Patch.com
Juanita Delaney	JoEllen Sarff
Sue Krofchik, News Review Representative	Stella & Tim Uber
Mary Ernsberger	Monica & Kyle McAbee
Margie Gibbs	Barb Meehan
John Gannon	Dan Obester
Karen Morgenstern	Liz Werluas
Doug Love	Judith Davis, Mayor of Greenbelt
Gisela Bardossy	Emmett Jordan, Greenbelt City Council
Jose Tillard	Caroline Nevins
Ken Jarva	Altoria Ross, Recording Secretary

President Boswell called the meeting to order at 7:35 p.m.

1. Approval of Agenda

Item 6m. *Buildings Committee's Recommendations on Pilot Program* was moved to item 6i. *Formation of a GHI Announcement List Serve*.

MOTION: TO APPROVE AGENDA, AS AMENDED

Moved: James

Seconded: McFadden

Carried 7

2. Visitors and Members

President Boswell welcomed visitors and members.

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:

- **MARGARET J. BOERINGER, SOLE OWNER**
- **JOHN PAUL SCHMIT AND MELINDA SUE BRADY, TENANTS BY THE ENTIRETY**

- ELSA ALEXA JACKSTETT NOTERMAN, SOLE OWNER
- MD G CHOUDHURY AND SAHANA YESMEEN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
- DEMETRIUS N. MATSAKIS AND CYNTHIA MATSAKIS, TENANTS BY THE ENTIRETY
- ROBERT CREGO, SOLE OWNER
- KARL OFFENBACHER AND VICKI OFFENBACHER , JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Moved: James

Seconded: Morse

Carried 7

FOR THE RECORD: BOARD POLL ON AUGUST 15, 2011 ACCEPTED THE FOLLOWING PROSPECTIVE MEMBER INTO THE COOPERATIVE AND MEMBERSHIP AFFORDED HIM AT THE TIME OF SETTLEMENT:

- ALAN F. CASSEL, SOLE OWNER

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

- THEODORE PRIMACK AND BONNIE BROWN TO THEODORE PRIMACK , SOLE OWNER
- DOROTHY LAUBER TO DOROTHY LAUBER AND ALEXA LAUBER
- MARY ANNE ECK TO MARY ANNE JOHNSON, SOLE OWNER
- CAVALENE JENISE WRISTON TO CAVALENE JENISE WILLIAMSON, SOLE OWNER

Moved: James

Seconded: Jones

Carried 7

4. Committee Reports: Moved to “Item 9 – Board Members.”

No reports were given.

5. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA.

Moved: Jones

Seconded: James

Carried 7

6a. Approval of Minutes, June 23, 2011

APPROVED BY CONSENT AGENDA: GHI BOARD MEETING MINUTES, JUNE 23, 2011.

6b. Approval of Minutes, Special Meeting of July 25, 2011

APPROVED BY CONSENT AGENDA. GHI SPECIAL BOARD MEETING MINUTES, JULY 25, 2011

6c. Hoarding Policy Approval

The Board discussed the proposed hoarding policy and took into consideration the feedback provided by members prior to the meeting and from those in attendance.

MOTION: THE BOARD OF DIRECTORS ADOPTS THE POLICY ON HOARDING DATED AUGUST 18, 2011 AND REVISED AT THE MEETING, AND DIRECTS STAFF TO BEGIN IMPLEMENTING THE POLICY TO GUIDE THEIR WORK IN CASES WHERE EXTREME CLUTTERING IS FOUND.

Moved: Novinski

Seconded: Morse

Carried 7

6d. Yard Line Committee Charter - Update

MOTION: THE BOARD OF DIRECTORS APPROVES OF THE CHANGE IN THE YARD LINE AD HOC COMMITTEE CHARTER, THEREBY AUTHORIZING THE REVIEW OF APPROVED YARD PLATS AS NECESSARY AND MAKE RECOMMENDATIONS TO THE BOARD FOR MODIFICATION AS APPROPRIATE.

Moved: Jones

Seconded: Morse

Carried: 7

6e. 9 Court Ridge Yard Line Recertification and Update

MOTION: THE BOARD OF DIRECTORS DOES RECERTIFY THE REVISED YARD PLAT FOR 9G RIDGE AS PRESENTED.

Moved: Novinski

Seconded: Wartell

Carried 7

6f. Yard Line Certification: 2 & 4 Courts Southway

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

Moved: Jones

Seconded: McFadden

Carried 7

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

Moved: Jones

Seconded: Wartell

Carried 7

6g. Request for Extension, 48D Ridge Road Boiler Room Renovation

MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE MEMBER AT 48D RIDGE AN EXTENSION OF TIME IN THE LENGTH OF ONE YEAR FROM 18 AUGUST 2011 TO COMPLETE THE RENOVATION TO THE ADJACENT BOILER ROOM.

Moved: McFadden

Seconded: Wartell

Carried 7

In light of the several exceptions being sought to change certain aspects of the structure architecturally, the board took the following action:

MOTION: THE BOARD OF DIRECTORS REDIRECTS THE REQUESTS FOR EXCEPTENCY TO THE STRUCTURE AT 48D RIDGE ROAD AND ADJACENT

BOILER ROOM TO THE ARCHITECTURAL REVIEW COMMITTEE FOR ITS REVIEW AND RECOMMENDATION.

Moved: Morse

Seconded: Moore

Carried 7

6h. Exception Request for Proposed Addition: 9A Southway

MOTION: REFER THE PROPOSED ADDITION AT 9A SOUTHWAY BACK TO THE ARCHITECTURAL REVIEW COMMITTEE.

Moved: Morse

Seconded: Novinski

Carried 7

6i. Buildings Committee's Recommendations on Changes on Pilot Program

The Buildings Committee work group recommends several changes to the Phase 2 content and schedule of the pilot program.

1. Proceed with all crawlspace work this autumn; solicit bids directly from insulation contractors rather than through a General contractor.
2. Remove the waste piping replacement work entirely from Phase 2 of the Pilot Project. This work will be rescheduled as a normal replacements project in the future. (Eldon mentioned starting in 2015.).
3. Remove landscaping work from the Phase 2 RFP scope; this work to be handled by GHI directly through a separate subcontract (or with GHI staff if/as available).
4. Proceed with all remaining Phase 2 RFP work scope items in spring 2012. This means we will be reissuing the RFP probably in January of 2012.
5. Have the Buildings Committee run workshops this autumn for members to learn low-cost ways to be more comfortable and have lower bills.

MOTION: THE BOARD OF DIRECTORS APPROVES THE RECOMMENDATIONS FROM THE BUILDINGS COMMITTEE TO CHANGE THE CONTENT AND RE-SCHEDULE PHASE 2 OF THE PILOT PROJECT AS DETAILED IN THE AUGUST 18, 2011 MANAGER'S MEMORANDUM.

Moved: Morse

Seconded: James

Carried 8

6j. M-3 Letter of Termination for Financial Default & Reinstatement Process

The Finance Department sends termination letters to members when they become delinquent in making their monthly payments. There is no procedure in place to reinstate membership status after a member in financial default brings their account current. The Board was provided copy of such a proposed letter, reviewed its content and concurred with its intent.

CONSENSUS: THE BOARD APPROVES THE LETTER TO NOTIFY MEMBERS ONCE THEY BRING THEIR ACCOUNT CURRENT THAT THEIR MEMBERSHIP IS RE-INSTATED.

6k. Sublease Extension Requests: 4G Hillside & 18K Ridge

MOTION: THE BOARD OF DIRECTORS DOES GRANT BRAD AND SHIRLEY WINTER PERMISSION TO EXTEND THEIR SUBLEASING PRIVILEGES THROUGH AUGUST 2013 OR UNTIL THE CURRENT TENANT VACATES.

Moved: Jones

Seconded: Morse

Carried 7-1

MOTION: THE BOARD OF DIRECTORS DOES GRANT PERMISSION TO MR. AND MRS. TABOR TO EXTEND THEIR SUBLEASE PERMISSION THROUGH JANUARY 2015.

Moved: McFadden

Seconded: Wartell

Tabled 6-2

MOTION: TO TABLE THE REQUEST OF MR. AND MRS. TABOR TO EXTEND THEIR SUBLEASE PERMISSION THROUGH JANUARY 2015.

Moved: Jones

Seconded: McFadden

Carried 6-2

The Board directed the general manager to contact the Tabors and inform them that the Board will not make a decision until it received more information.

6l. 2nd Quarter Financial Statements

Mr. Perry presented the second Quarter Financial Statements. The Board had no questions.

6m. Formation of a GHI Announcement List Serve

The Board discussed the possibility of a GHI-run announcement-only email list that would be administered by the GHI staff. The emails would be sent to GHI members who have agreed to be included. Messages could include information about Board and committee meetings and agendas, updates on the pilot program, requests for volunteers and reminders about events such as the annual picnic.

6n. Fall Holiday Schedule

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE SUBSTITUTION TO THE 2011 HOLIDAY CALENDAR OF MONDAY, NOVEMBER 14TH FOR VETERAN'S DAY, NOVEMBER 11 AND MONDAY, OCTOBER 10 FOR DAY AFTER THANKSGIVING, NOVEMBER 25.

Moved: Jones

Seconded: Morse

Carried 6

(Director Moore left the meeting at 9:55p.m.; Director Novinski was temporarily absent from the room.)

7. Items of Information

President Boswell stated that the Labor Day Festival is approaching and because of the lack of member interest, GHI will not be represented this year during the festivities. He

reminded the Board of the 2012 budget meeting on September 1 and that board members are expected to attend. He said the Companion Animal Committee submitted a report that he and the general manager will review.

8. President

President Boswell announced he would be on travel August 25- September 6. Directors Moore, James or Hess should be contacted during his absence.

9. Board Members

- Director Jones said solar panels would be discussed at next week's Buildings Committee meeting and the Woodlands Committee will have a guest speaker at Wednesday's meeting.
- Director Wartell said the GHI Members' Picnic would occur October 9. He noted that this year the tenants at GDC's Parkway Apartments would be invited.

10. Manager

- General Manager Overdurff, GHI's attorney and Directors Morse, James, and Jones will meet with WSSC at its location on Tuesday, August 30 at 10:00 a.m.
- Joe Perry said the Finance Committee agreed upon the timeline for the 2012 budget.

MOTION: TO ADJOURN

Moved: Wartell

Seconded Jones

Carried 6

The meeting adjourned at 10:00 p.m.

Ed James
Secretary