

Minutes  
GHI Board of Directors  
August 24, 2006

Present: Alpers, Eichhorst, Hudson, Lauber, Lewis, McFadden, Morse, Moore

Others in Attendance:

Gretchen Overdurff, General Manager	Mike McAndrews
Stephen Ruckman, Director of Finance	Suzette Agans
Eldon Ralph, Director of Physical Services	Lora Katz
Joan Krob, Director of Member Services	Henry Haslinger
Brenda C. Lewis, Director of Human Resources	Susan Ready
Dianne Wilkerson, Chair, Audit Committee	Jim Harbaugh
Michael Iacangelo, Audit Committee	Robin Everly
Marat Moore, Audit Committee	Molly Lester
Genevieve Courbois, Recording Secretary	Elizabeth Shepard
Betty Bianchi	Matt Berres
Dolores Petry	Doug Johnson
Ruth Wilson	Lee Shields
Greg Johnson	Bonnie Shields
Kathy Legendre	Nancy DePlatchett
Scott Legendre	Cathryn Pracht
Betty Deitch	Kristin Camp
Jane Menis	J. Davis, Mayor, City of Greenbelt
Richard Menis	

President Eichhorst called the meeting to order at 7:30 p.m. Treasurer Lewis requested that Item 6g. *Addition Maintenance Loan Program* be deferred until the next Board meeting.

1. Approval of Agenda

**MOTION: MOVE APPROVAL OF THE AGENDA AS REVISED.**

Moved: Lauber

Seconded: McFadden

Carried

2. Visitors and Members

Mike McAndrew, voiced his disagreement over the yard line for his mother's unit which his sister, Kathy Legendre, intends to purchase. He stated that a portion of the yard which is used as a picnic area and has been continually maintained by the member will be considered common area. Director Hudson explained that the Ad Hoc Yard Line Committee sent out draft yard lines to members requesting feedback regarding this yard line change (the end of a yard would be indicated by the end of the garage and beyond that would be common area.) He explained that this process involves drafting the proposed yard lines, eliciting member input, reviewing the yard lines again, and presenting the plats to the Board for certification. He said that at this point, the committee is at the member input phase. McAndrew indicated that the sidewalk should demark the end of the yard

and that he does not have an original yard plat as the unit was purchased in the 1950s. Legendre stated that after 30 years of maintaining this area, the family has a strong interest in retaining it. Director Moore stated that these concerns should be put in writing and addressed to the Yard Line Committee. Jim Harbaugh, stated his support for this area remaining with the unit as the family has always extended the area to the block for event use. He said he would address this in writing to the Committee.

Betty Bianchi, said that such a rule would cut off her access at the end of the garage. She said she would address this concern in writing to the Committee.

3. Approval of Minutes

**MOTION: MOVE APPROVAL OF THE MINUTES OF JUNE 22, 2006 AS REVISED.**

Moved: Moore Seconded: Hudson Carried

**MOTION: MOVE APPROVAL OF THE MINUTES OF JULY 13, 2006 AS REVISED.**

Moved: Hudson Seconded: Moore Carried

**MOTION: MOVE APPROVAL OF THE MINUTES OF JULY 20, 2006.**

Moved: Hudson Seconded: Morse Carried

4. Approval of Membership Applications

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

- JAMES H. PARKER AND HWEI-SHUAN FENG
- JAMES M. WILSON, JAMES P. KNORR, AND DEBRARA WILSON KNORR
- ASHLEY D. LANDRETH
- HEBER J. SILVER AND MARTA M. H. SILVER
- MARCIA E. DYNAN
- KANDIS BOYD
- PHILIP RILEY AND MARILYN RILEY
- ROBERTO A. FERNANDEZ-BORDA AND CAROLINA A. NAPP-AVELLI
- MARIA G. BARDOSSY AND JOSE P. TILLARD
- PATRICIA A. DAVIS
- MICHAEL FITZPATRICK AND KELLY FITZPATRICK
- ROBERT H. ESSER AND MIMI M. GHIM
- BLANCHE T. EBELING-KONING
- EDWARD J. HULBERT, SR., & DANIEL D. HULBERT
- MALKA F. OSTCHEGA
- URIEL AMADOR
- TERESA L. MENENDEZ

- **RONALD W. ALFORD AND AMY L. ALFORD**
- **KAREN L. YOHO**
- **PATRICIA SALZMAN, DAVID R. SALZMAN, LAURA THOMAS**

Moved: Lauber

Seconded: McFadden

Carried

## 5. Committee Reports

Written committee reports were submitted by the A&E, Companion Animal, Member and Community Relations and Finance Committees.

The Woodlands Committee presented its summer report in the form of a PowerPoint. The presentation summarized events, activities, workshops, and survey results and accomplishments (including a self-guided trail established in conjunction with a local Girl Scout.) According to Committee Co-Chair Suzette Agans, the committee will be installing more “no dumping” signage in the woodlands which has proved to be effective. She directed everyone to the woodlands website which lists events, a calendar and plans for the fall. She thanked the Board for its support. She noted that the committee’s next meeting is scheduled for Thursday, September 13 and they will have a table on Saturday, September 2 at the Labor Day Festival.

### 6a. Selection of Board Member to Fill Vacancy

General Manager Overdurff said that an ad for the vacancy created by President Eichhorst’s impending resignation could be published in the *News Review* as early as September 1. She said that three letters of intent have been received in response to an ad placed in the *News Review* for the current vacant seat on the Board from Suzette Agans, Patricia Novinski and Susan Ready. President Eichhorst stated that all three members ran for a seat on the Board at the Annual Meeting in May 2006 and it would be most logical for the new Board member to begin serving at the first meeting in September.

After some discussion as to how the new director would be chosen, the Board decided to make its choice based on the merits of each candidate. Candidates Agans and Ready presented their letters of intent and provided additional background information. Secretary Lauber read Candidate Novinski’s letter of intent. Board members voted by paper ballot. The chair appointed the audit committee as tellers to collect and count the ballots. Audit Committee Chair Wilkerson presented the results: 6 votes for Susan Ready and 2 votes for Suzette Agans. Based on the results, Susan Ready will fill the vacant directorship and her appointment shall be in effect until the next annual membership meeting, beginning with the first regular Board meeting in September. Treasurer Lewis noted that those candidates not elected do not need to reapply for the impending board vacancy.

### b. Addition Request, 4B Ridge

On April 7, 2006, Ms. Jane Menis submitted a permit request to construct a small service side addition and a larger, two story garden side addition. Staff identified that the request is noncompliant with GHI rules in two areas:

*§X.C.3 All requests for additions must be accompanied by the written consent of each adjacent neighbor.* The neighbor at 4A Ridge Road has not given consent.

*§X.F.2 Additions to the garden side of the building must extend to the dividing partition between units or leave not less than five feet.* The balcony / bay at the end of the addition is 2'-0" from the partition between B & C.

On May 10 and June 14, 2006, the A&E Committee considered this case and has submitted a Board report on these proceedings. In terms of §X.C.3, the Committee voted 2-6 against approval of this exception and in terms of §X.F.2, the Committee voted 8-0 against allowing this exception.

Members Richard and Jane Menis, led the discussion by stating their reasons for a two-story addition and stated their willingness to be flexible on the size of the addition. Member Henry Haslinger, reiterated to the Board his concerns with the proposed addition planned by his neighbors and submitted photographs justifying his concerns. He acknowledged that they moved the placement of a wall back from the dividing wall; however, he is concerned that the proposed placement of the windows could affect his privacy.

Chair Susan Ready, A&E Committee, emphasized that the adjacent owner consent rule "addresses the community" which is why the rule exists. She stated that A&E was unanimous in its decision that it could not override the concerns of an adjacent neighbor in this case. She also said that the Committee was influenced by the depth and height of the addition (which will have a greater impact on elements, e.g., air, light). She clarified that the proposed addition would not be the largest in terms of square footage in GHI, but it would be the deepest at 24'5" (currently the deepest is 23').

A lengthy discussion ensued with varying points of view being offered either in support of the member wishing to build or that of the neighbor who is in opposition.

Treasurer Lewis emphasized that the Board is not making a decision on the design of the addition but rather on whether to allow it.

Director Morse found both members' cases well-articulated and that a lot of the information being discussed is irrelevant to the issue at hand. He pointed out that the issue is whether the Board should set aside the requirement of having consent from an adjacent neighbor, a rule he described as a "pillar" of the additions policy and which gives members rights over activities in adjacent units. He explained that "diluting" this requirement will have "deleterious" effect on the cooperative as a whole. In reviewing the case, he felt that Mr. Haslinger's concerns were significant. Director Hudson echoed that sentiment in acknowledging Mr. Haslinger's "reasonable objections" and stated his support for upholding the committee's recommendation.

Director McFadden recognized Mr. Haslinger's allowance for a one-story addition of lesser depth and encouraged more dialogue between the parties in terms of a revised plan. She stated that one of the cooperative's strengths is the flexibility allowed with homes and felt that the cooperative can benefit from an "investment" in homes.

Director Alpers noted that the Board, in making this decision, is not issuing a "blanket policy statement" about additions. She acknowledged that she is aware of instances where adjacent neighbors gave consent unwillingly to "maintain peace" in the neighborhood.

Secretary Lauber stated her support for the committee's recommendation. She said she hoped these neighbors could reach a compromise but if not, that Richard and Jane could find another unit that would be better suited for the kind of addition they would like to have.

President Eichhorst encouraged the members to work together and emphasized that the dynamics of a court can change as a result of such situations.

**MOTION: THE BOARD OF DIRECTORS DOES NOT ALLOW INSTALLATION OF THE PROPOSED ADDITIONS AT 4B RIDGE ROAD WITHOUT NEIGHBOR CONSENT FROM 4A RIDGE.**

Moved: Lewis  
Abstained: McFadden

Seconded: Lauber

Carried

6c. Proposed Window Opening Change, 73C Ridge

On May 15, 2006, Ms. Bernadette Wassmann submitted a permit request to remodel her kitchen at 73C Ridge Road, including replacing the existing kitchen window with a smaller window in the same opening. Staff identified to the member that this represents an exception to GHI rules

*§X.N.1 Cutting in new windows or blocking up existing windows in original buildings is not permitted without prior approval of the Board of Directors.*

The member was not present at the Board meeting. A&E Committee Chair Ready summarized the points discussed by the committee at its July 12, 2006, meeting. The committee recommended 6-0-1 that the member be allowed to install a smaller window at this location. President Eichhorst inquired if the Board has allowed different-sized windows before; Ready responded that this is a new rule.

**MOTION: THE BOARD OF DIRECTORS DOES ALLOW INSTALLATION OF THE PROPOSED SMALLER KITCHEN WINDOW AT 73C RIDGE ROAD IN CONJUNCTION WITH HER KITCHEN RENOVATION.**

Moved: Moore

Seconded: Hudson

Carried

6d. Rule Change: Blanket Approval for Minor Improvements

At the A& E Committee meeting of July 12, 2006, staff proposed a clarification of §X.B "Minor Improvements" as a result of change proposed by a member. The Committee recommended 7-0-0 that the Board of Directors approve the proposed rules changes:

add/revise: *italics*

delete: [square brackets]

X. IMPROVEMENTS, ALTERATIONS AND ADDITIONS

B. MINOR IMPROVEMENTS

The following are considered minor improvements and do not require working authorization forms from the Technical Services Office. Blanket approval is granted to members provided the work is performed under the conditions stated. Any questions regarding the conditions listed below or any code regulations hereinafter mentioned can be answered in the Technical Services Corporation Office.

1. Interior painting and decorating, *including wallpapering and carpeting.*

## 2a. Floor Coverings

*Blanket approval is granted for [R]renewing and recovering asphalt tile and linoleum floors with new floor covering materials including *carpeting*; linoleum[,]; asphalt, rubber, vinyl, [and] *or* ceramic tiling; or wood flooring.*

*Condition: Removal of original flooring (e.g., old tile or wood floors requires prior advisory consultation with the Technical Services office.*

## 2b. Wall Coverings - Bathroom and Kitchen

*Blanket approval is granted for tiling of wall areas in bathroom and kitchen.*

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE PROPOSED RULES CHANGES TO §X.B. AS DESCRIBED ABOVE.**

Moved: Hudson

Seconded: Alpers

Carried

6e. Yard Line Certification – 3 Court Ridge Road

At its meetings of May 19 and June 13, 2006, the Ad Hoc Yard Line Committee discussed issues of yard boundaries for 3 Court Ridge Road, confirming its decisions individually yard-by-yard on June 13. Subsequently, comments were solicited from members of the court. On August 8, 2006, the Committee decided to forward all eight plats to the Board for certification.

Kristin Camp, voiced her disagreement over the yard plat she has been presented with by the Committee and said that ¼ of her yard will be taken. She said that when she purchased the property, she was given a plat at the time of sale; however, what she purchased is being taken away. In addition, the fence that she erected which was permitted by GHI was based on this plat. She suggested that the goals of the Ad Hoc Yard Line Committee be reassessed and that counsel be sought.

Director Alpers stated that GHI is assessed on the value of big parcels and that members own shares in the cooperative which enables members to live on those parcels. She pointed out that members do not purchase fee simple real property; therefore, they should not consider their yard area to be exclusively theirs. She made the distinction between the original plans for GHI and what was actually built. In looking at the yard plat, Director Alpers noted that Ms. Camp's property line on the west had to be moved east because the property line between GHI and the City of Greenbelt cuts through her yard. She emphasized that this line as reflected on the revised plat is not arbitrary. She explained that the member will be able to use the area as she has in the past, however, certain items may require a City permit.

Susan Ready said that a line could not be drawn in perpetuity without justification. She explained that the City is not willing to engage in GHI-City land swapping, however, the City is willing to apply a liberal policy wherein members can continue using the areas. The City will sign off on all uses GHI allows, however, permanent additions cannot be built in these rights-of-way, said Ready. The committee felt it was important, she explained, to clearly delineate city property from GHI property. Echoing this sentiment, Director Hudson said that the goal is to be better informed and to correct misleading information, but acknowledged that in so doing there will be strife – especially because members believe their “value” is being diminished. He emphasized that the City cannot guarantee these rights-of-way will not be used for a City project but few such projects have ever occurred. In response to a question from Robin Everly, Director Hudson stated that the Ad Hoc Yard Line Committee meeting time could be flexible; if members want to attend some of the meetings.

Greg Johnson, expressed his concerns with members maintaining a “me” or “my” mentality towards yards. For example, he said he willingly maintains common areas outside of “his” yard as it is for everyone’s benefit and he feels it is part of his responsibility. He also understood that the fee simple principle did not apply to GHI.

Mayor Davis said she would check into areas not being mowed regularly. As far as the yard line changes, she specifically stated that “The City doesn’t want your yard” and emphasized that members are able to continue to use these rights-of-way as they have in the past.

Landscape Specialist Matt Berres encouraged members to contact him about any unmowed common areas. He said that GHI and the City have a mowing agreement whereby GHI contracts out for the mowing of certain City areas. He supposed that if common areas are being mowed by members, contractors may not realize that area is their responsibility.

Richard Menis, suggested that members be educated proactively about the use of the rights-of-way and he encouraged material in writing. Betty Deitch, suggested that members also be educated about the fee simple title. She explained that appraisals look at improvements (e.g., unit square footage and number of bedrooms), but not land.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 3 COURT RIDGE AS PRESENTED.**

Moved: Lewis  
Abstained: Hudson

Seconded: Moore

Carried

6f. Rule Changes – End Yard Boundary at Attached Garages and “Traditional” Yard Use & Permitting

At its meeting of June 13, 2006, the Ad Hoc Yard Line Committee discussed the issue of end masonry homes in courts with attached garages as many of the yards in this category extend beyond the end of the attached garage. The Committee recommended 4-1 that the Board of Directors eliminate this rule on the basis that a majority of yards in this category extend beyond the ends of garages:

§VI.I.4

The side yard depth for masonry end homes next to attached garages may extend to the end of the attached garages on the gardenside only.

Committee member Ready said that this rule has been violated since 1937 and she wonders why it even existed. Elizabeth Shepard, inquired if this would open the possibility of allowing an end unit to build an addition that extends beyond the side end of the garage. Director Hudson responded that this might be allowed as long as the addition was within a member’s yard line.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE TO STRIKE §VI.I.4.**

Moved: Hudson  
Abstained: Alpers

Seconded: Lauber

Carried

At its meetings of June 13 and 18, 2006, the Ad Hoc Yard Line Committee discussed how it wished to have traditional yard lines represented on yard plats. Because of the Committee’s choice to represent the yard perimeter exclusive of the traditional yard, staff conveyed its concern that it did not have the authority to issue GHI permits outside the area. For example, if a member’s fence or shed in

the traditional yard area were damaged, the member would not be able to replace it in the same location, since the current representation would now be declared not in his/her yard, and staff should not legitimately issue a permit for replacement. This wasn't the case when the yard boundary was previously drawn to include the traditional yard. On August 8, 2006 the Ad Hoc Yard Line Committee discussed a rule change prepared by staff, and recommended 4-0-0 that the Board of Directors approve the proposed rules changes:

*new {in Yard Line Descriptions}*

§VI.B.4

Areas of traditional yard beyond GHI property boundary lines may be landscaped by members in accordance with V. Plantings. Installation of non-permanent improvements (e.g. sheds, fences, etc.) in the traditional yard beyond the GHI property line require permits in accordance with §X.C.3.; GHI may allow installation of such non-permanent structures after review of submitted plans.

*add new paragraph {in Improvements, Alterations, Additions} to*

§X.C.3

Non-permanent improvements (e.g. sheds, fences, etc.) in areas of traditional yard beyond GHI property boundary lines require a GHI permit and a Permit for Construction in the Right-of-Way from the City of Greenbelt.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE PROPOSED RULES CHANGES TO §VI.B.4 AND §X.C.3 AS DESCRIBED ABOVE.**

Moved: Hudson

Seconded: Moore

Carried

6g. 2006 Member-Owned Boiler Room Renovation Contract – 1<sup>st</sup> Reading

In the fourth quarter of 2004, the Board of Directors authorized the use of non-recurring funds for specific uses, one being the rehabilitation of member-owned boiler rooms. In 2005, GHI contracted the drainage and waterproofing at 34F Ridge on a pilot-project basis with the intention of completing the remaining projects in 2006. This year, staff developed a scope of work to include various combinations of repairs to the concrete coal chute slab, interior drainage and sump pit, access ladders, and moisture remediation for the following seven (7) locations:

- 5G Gardenway
- 12E Ridge Road
- 18Z3 Ridge Road
- 24F Ridge Road
- 34F Ridge Road
- 38M Ridge Road
- 10A Southway

In July 2006, GHI formally requested bids from nine (9) waterproofing contractors who specialize in this type of work for projects of this magnitude. Bids were received from two (2): American Window & Building Cleaning, Inc. for \$26,510.00 and Colossal Contractors, Inc. for \$35,721.60.

A total of \$74,300 has been allocated for the contract rehabilitation of boiler rooms. Based on the quality of American Window and Building Cleaning's prior work at GHI, staff recommends that the Board of Directors endorse this contractor to perform the boiler room renovations at seven (7) locations for the amount of its bid with an additional 10 percent to cover contingencies. Director of Physical Services Ralph noted that there are 17 boiler rooms, 8 of these being GHI-owned.



**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH AMERICAN WINDOW AND BUILDING CLEANING INC., FOR THE WATERPROOFING REPAIRS OF THE BOILER ROOM AT SEVEN SITES FOR AN AMOUNT NOT TO EXCEED \$29,161.**

Moved: Lewis

Seconded: Moore

Carried

6h. 2006 Underground Utilities Auxiliary Repair Contract – 2<sup>nd</sup> Reading

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH MAGNOLIA PLUMBING, INC., FOR THE REPAIRS OF UNDERGROUND SANITARY SEWAGE AND STORM DRAIN UTILITIES AT 23C-D RIDGE AND 62C-D RIDGE FOR AN AMOUNT NOT TO EXCEED \$10,010.**

Moved: Moore

Seconded: Lauber

Carried

6i. EZ Pay Raffle

Anita Collins won the quarterly EZ Pay Raffle which entitles her to \$200 off next month's coop fee (the winning number 146 was drawn by Jane Menis). Members who newly enlist in the EZ Pay Program are eligible for the drawing after being in the program for 3 months.

6j. Second Quarter GHI Financial Statements

The Board reviewed the Second Quarter GHI Financial Statements. Director of Finance Ruckman noted a correction that was issued on an updated version and reported that, overall, revenue is up and expenses are down.

6k. Fall/Winter Meeting Schedule

By consensus, the Board agreed to the following meeting schedule for fall/winter: September 7<sup>th</sup> and 21<sup>st</sup>, October 5<sup>th</sup> and 19<sup>th</sup>, November 2<sup>nd</sup> and 16<sup>th</sup>, and December 7<sup>th</sup> and 21<sup>st</sup>.

6l. Salary Increases for 2007

In terms of the 2007 budget, the Board discussed a request by staff to approve of an overall increase in the salary line item. Treasurer Lewis said that staff does not receive a separate cost of living increase but, rather, a salary increase includes a cost of living increase. Director Hudson asked about the impact of a 4% increase on members' fees. Treasurer Lewis responded that a 4% increase would increase member fees by \$4/month, all other things being equal (Director of Finance Ruckman noted that for every \$20,000 increase the impact is \$1/member/month). It was determined that with FICA, this would be \$4.25/month. Director Hudson expressed his concern about this impact on members, especially those on fixed incomes. Director Morse stated his support for keeping compensation competitive, rewarding staff for good work and encouraging retention of staff. Treasurer Lewis emphasized that cutting back on salaries and not being able to reward staff would result in a "forced economy." She encouraged looking at other areas to cut and emphasized that retraining staff would incur costs. President Eichhorst suggested that GHI consider looking at a compressed work week to save commuting costs for staff.

**MOTION: THE BOARD OF DIRECTORS APPROVES OF A 4 PERCENT INCREASE IN THE OVERALL SALARY LINE ITEM FOR THE 2007 BUDGET YEAR AND AUTHORIZES THE MANAGER TO UTILIZE THE 2006 SALARY SCALE WHEN APPLYING MERIT INCREASES TO STAFF'S 2007 SALARIES.**

Moved: Lewis  
Opposed: Hudson

Seconded: Moore

Carried

6m. 401K Employee Match Contribution

General Manager Overdurff said that GHI is always looking for ways to keep salaries and benefits competitive. She said that while GHI does not offer a pension plan, it does offer a retirement savings plan in the form of a 401K which has almost 100% participation. She said that staff would like the Board to consider increasing GHI's 4% match of an employees' contribution to 5% (there is also a discretionary 1 percent contribution annually to all employees.) Director of Human Resources Lewis said that new pension laws to take effect in 2007/2008 underscore the importance of preparing for retirement. Director of Finance Ruckman said that the impact on members' fees would be an increase of \$1 in fees/month for every \$20,000 increase. Based on a question from Ruth Wilson, there was a brief discussion on standard percentages for employer matching. Ruckman emphasized that looking at the "big picture" is important especially in light of the increasing cost of health insurance. President Eichhorst requested that staff provide more information to the Board.

6n. Engagement of Auditor

DeLeon and Stang has prepared the consolidated financial statements for the years ending December 31, 2003, 2004, and 2005. The Finance Committee recommends retaining the services of DeLeon and Stang for one additional year as the audit for the year ending December 31, 2006 is complicated by the changeover in financial software programs. Staff also recommends retaining the services of De Leon and Stang for one additional year or more at a guaranteed rate.

**MOTION: THE BOARD OF DIRECTORS APPROVES FOR FIRST READING THE ENGAGEMENT OF THE FIRM DELEON AND STANG TO PERFORM THE 2007 CONSOLIDATED AUDIT OF GHI AND GDC TO BE COMPLETED BY APRIL 1, 2007. A TIMELINE FOR COMPLETION IS TO BE INCLUDED IN THE ENGAGEMENT LETTER.**

Moved: Lewis

Seconded: Moore

Carried

6o. Memorial for Joyce Abell

To honor and remember Joyce Abell for her many contributions to the community, the Board discussed several ideas including a memorial tree and a memorial bench. Treasurer Lewis suggested a log cut-out bench like the one made by Bill Phelan (City of Greenbelt and GHI Member). President Eichhorst said that Joyce would like this "environmentally-friendly" idea as well as its placement in a common area.

**CONSENSUS: TO INSTALL A LOG CUT-OUT BENCH OR OTHER "SPECIAL" BENCH AND PLAQUE IN THE COMMON AREA NEAR 2 COURT GARDENWAY IN HONOR AND REMEMBRANCE OF JOYCE ABELL.**

7. Items of Information

No discussion.

8. President

President Eichhorst read a thank you card from the Abell family for the flowers, announced that William Barnett is resigning from the Sustainable Design and Practices Committee, stated that the City of Greenbelt Police Department will undergo accreditation in November 2006, reported that “her” parking lot renovation is progressing nicely, and acknowledged Roger, Kenny and Desmond for their assistance in readying her unit for resale. She announced that her last Board meeting will be September 7, 2006.

Eichhorst reminded everyone that GHI offices will be closed on Monday, September 4, in observance of Labor Day and that emergency maintenance will be available as always. She encouraged everyone to stop by the GHI booth at the Labor Day Festival and that GHI will be having a float again (which will have no chance of “getting away” this year.)

9. Board Members

Secretary Lauber reported that she enjoys serving as liaison to the Woodlands Committee.

10. Manager

No discussion.

**MOTION: TO ADJOURN.**

Moved: McFadden

Seconded: Moore

Carried

The meeting adjourned at 10:32 p.m.

Dorothy Lauber  
Secretary