

Minutes
GHI Board of Directors
September 21, 2006

Present: Agans, Alpers, Hudson, Lauber, Lewis, McFadden, Morse, Moore, Ready

Others in Attendance:

Gretchen Overdurff, General Manager	Ronnie Scotkin
Stephen Ruckman, Director of Finance	Molly Lester
Eldon Ralph, Director of Physical Services	Cathy Jones
Joan Krob, Director of Member Services	Suzette Agans
Brenda C. Lewis, Director of Human Resources	Matt Berres
Tom Sporney, Staff Engineer	Ruth Wilson
Dianne Wilkerson, Chair, Audit Committee	Beverly Dziduch
Michael Iacangelo, Audit Committee	Shapur Bashar, Bank of America
Marat Moore, Audit Committee	Tim McMorland
CJ Evans, Recording Secretary	Tina McMorland

President Lewis called the meeting to order at 7:33 p.m.

1. Approval of Agenda

MOTION: MOVE APPROVAL OF THE AGENDA.

Moved: Lauber

Seconded: Ready

Carried

2. Visitors and Members

No one wished to address the Board at this time.

3. Approval of Minutes

MOTION: MOVE APPROVAL OF THE MINUTES OF AUGUST 24, 2006 AS REVISED.

Moved: Moore

Seconded: McFadden

Carried

Abstained: Ready

4a. Approval of Addendum for Trust Ownership and Trustee's Affidavit

MOTION: THE BOARD OF DIRECTORS APPROVES THE ADDENDUM FOR TRUST OWNERSHIP AND TRUSTEE'S AFFIDAVIT OF FRANCES MARRA, THEREBY ALLOWING HER TO PLACE HER MEMBERSHIP AND EQUITY INTEREST INTO A LIVING TRUST DATED JUNE 20, 2006.

Moved: Ready

Seconded: Moore

Carried

5. Approval of Membership Applications

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

- JONATHAN D. GORDY AND SUSAN H. STEWART
- BARBARA DOBYNS
- JULIE L. FAULKNER
- ROBERT GREENE
- SCOTT R. LEGENDRE AND KATHLEEN M. LEGENDRE
- DANIEL W. BEATY AND HOLLY C. BEATY
- ALISON M. ROSE
- NIRANJAN RAMACHANDRAN

Moved: Lauber

Seconded: Ready

Carried

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

- BASIL C. PAVLISH, CARLA M. ORTON, AND DORIS I. PAVLISH, TENANTS IN COMMON TO DORIS I. PAVLISH SOLE OWNERFRANCES MARRA, SOLE OWNER TO FRANCES MARRA, TRUSTEE UNDER TRUST DATED JUNE 20, 2006

Moved: Lauber

Seconded: Ready

Carried

7a. Selection of Board Member to Fill Vacancy

Four members of the community submitted letters of interest to fill the empty seat on the Board. Members of the Board voted and the following votes were tallied by the Audit Committee:

Suzette Agans:	4 votes
Ronnie Scotkin:	2 votes
Molly Lester:	2 votes
Ray Stevens:	0 votes

The Board consulted the bylaws and determined that four votes were enough to elect Suzette Agans to fill the seat on the Board.

BY VOTE: THE BOARD OF DIRECTORS ELECTED SUZETTE AGANS TO FILL THE VACANT DIRECTORSHIP. THIS APPOINTMENT SHALL BE IN EFFECT UNTIL THE NEXT ANNUAL MEMBERSHIP MEETING.

President Lewis congratulated the newly elected Director Agans.

7b. Bank of America – Additional Loan Source

Mortgage Specialist, Mr. Shapur Bashar addressed the Board with the desire for approval to underwrite loans for prospective members. He gave the Board information about the Community Lending Program he would like to offer to first time homebuyers. Board members posed questions to Mr.

Bashar: (1) was he familiar with cooperatives and (2) were reverse mortgages available. Mr. Bashar confirmed he was familiar with cooperatives and currently works with several in Washington, D.C. He stated that reverse mortgages were not currently being offered by Bank of America. Vice President Ready commented that she would not support doing business with Bank of America because they moved from the community; Director McFadden concurred.

MOTION: THE BOARD OF DIRECTORS APPROVES OF BANK OF AMERICA MORTGAGE OF WASHINGTON D.C. TO PROVIDE SHARE LOAN FINANCING TO GHI MEMBERS.

Moved: Moore Seconded: Morse Carried
Opposed: Ready

7c. Portable Storage Container Request, 36K Ridge

Mr. Richard Campbell was not present at the meeting. Staff Engineer Tom Sporney reported that written justification had not been received from Mr. Campbell. He noted that the request for exception would not only be for duration of time, but also for the purpose of the container, which is to be used for storage. Director Alpers pointed out that the intent of the rule is to allow the member enough time to fill the storage unit, not to allow the member enough time to renovate the home. The work on the home may take longer than anticipated and the POD could end up staying longer than originally requested. Vice President Ready noted that the dentist in the community is using a POD for an extended period of time. General Manager Overdurff confirmed that they had been given an exception by the City to use the POD to store medical records while they renovate the building.

MOTION: TO TABLE THE REQUEST OF 36K RIDGE ROAD TO THE NEXT AGENDA WHEN THE MEMBER CAN BE PRESENT.

Moved: Ready Seconded: Moore Carried

7d. 2006 GHI-Owned Boiler Room Renovation Contract – 2nd Reading

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH WILLES DEMOLITION INC., FOR THE REMOVAL OF ABANDONED BOILERS & DEBRIS AT SEVEN SITES FOR AN AMOUNT NOT TO EXCEED \$26,950.

Moved: Ready Seconded: Moore Carried

7e. Request for Contributions – 2nd Reading

MOTION: THE BOARD OF DIRECTORS APPROVES FOR SECOND READING AND FINAL PASSAGE, CONTRIBUTIONS TO THE FOLLOWING ORGANIZATIONS:

**\$250 TO THE NASCO LOW INCOME SCHOLARSHIP FUND
\$100 TO THE GREENBELT ARTS CENTER
\$160 TO THE NAHC RACE FOR COOPERATIVE DEVELOPMENT.**

Moved: Moore Seconded: Ready Carried

Prior to the vote on the motion, Director Hudson asked that the term “Cooperative educator” be defined. General Manager Overdurff explained that a cooperative educator is someone who teaches coop education. NASCO is a nationally recognized organization which works with student housing coops to educate members.

7f. Community Beautification Program – Final Report

Landscape Specialist Matt Berres presented the Community Beautification Report. He reported that inspector Chris Dwyer’s second year brought a higher rate of compliance with more people passing the first inspection than last year. Inspector Dwyer was also able to work with members one-on-one to help bring them into compliance, bringing a total decrease in citations by 36 percent. The biggest issues this year were with vinyl siding and raking of leaves. Staff worked with several members to remove dilapidated sheds, as directed by the Board. In summary, Berres felt there was a good improvement throughout the community.

Secretary Lauber inquired about a yard in the community with unattractive seedlings growing in the service side yard. Berres assured Secretary Lauber that he would look into it. Secretary Lauber noted that the Community Beautification Program exists because the membership petitioned for it.

7g. Green Ribbon Task Force

The Board discussed how it would incorporate the use of the Green Ribbon Task Force with the group to be formed to carry out the Greening Greenbelt Initiative. The following suggestions and points were made: (a) that GHI not consider eliminating the Task Force prior to receiving the AIA grant; (b) the purpose of the AIA initiative is to serve only as a resource for GHI; (c) the charge of the task force is to look at what is needed to be done now to make sure that by the 100th anniversary the community will be maintaining sustainability; (d) consider waiting to select members until such time as it is known what resources are available through AIA; (e) select members of the task force immediately.

The Board briefly reviewed the proposed charter for the Green Ribbon Task Force. There was agreement that nine months was too short a duration to adequately perform its task. Suggestions were made to extend its duration anywhere between two and four years and to keep its current name. Agreement was reached that the task force would consist of not more than eleven members, a board liaison would be named, and meetings would be open to all members. Vice President Ready noted that she had some revisions to the charter and agreed to prepare a draft for the next Board meeting.

CONSENSUS: TO KEEP THE NAME “GREEN RIBBON TASK FORCE”.

8. Items of Information

No discussion.

9. President

President Lewis thanked everyone for their support. She noted that President Eichhorst set the bar very high and she would do her best to live up to the standard that had been set using her

strong love and deep commitment to the community. She commended General Manager Overdurff and her staff for the dedication shown in their work. Board and committee members

were also commended for the time they give to make a good thing even better. President Lewis added that we have a pool of members who are not yet involved so there is potential to make this community even more unique. She believes that the Board will achieve its goals, but will also surprise itself with the outcomes. The Greener Greenbelt initiative will play a large role in Greenbelt for the next three years. She shared her desire to adopt a code of ethics and requested that it be put on a future agenda. Also requested for the future were both a committee member directory with photos and a display of pictures in the foyer to give recognition to those who are involved and to encourage others to become more active. She also noted her desire to stay abreast of issues coming to the Board by visiting each committee at least quarterly. The new member complaints panels were announced and will be: #1 – Sylvia Lewis, George Moore, Suzette Agans; #2 – Don Hudson, Diana McFadden, Dorothy Lauber; #3 – Sue Ready, Sheila Alpers, David Morse.

Vice President Ready was asked, and agreed, to participate in the Bylaws committee. President Lewis reported that she spoke to Joyce Abell's husband and son about the memorial for her in the playground of 2 court Gardenway. They were very pleased and thought a bench was a good idea. President Lewis also reminded the Board of the farewell reception for Julia and asked that members of the Board send in their pages so the memory book can be completed. She also reminded the Board that Secretary Lauber is collecting contributions for Julia's plaque. The GHI picnic will be held on October 15th and guests are asked to RSVP and bring a can of food to donate.

10. Board Members

Vice President Ready commented that she was accustomed to getting the board packet on Friday. She asked if this was a permanent change. General Manager Overdurff replied that if the Board wished to receive the packet on Friday, arrangements could be made to accommodate. Director Morse stated that he would miss Julia, but was looking forward to working with the new Board President Lewis. Dorothy agreed and added that the bird walk was a success. Director Agans thanked the Board for her appointment. Director McFadden stated that she was looking forward to working with President Lewis. Director Moore informed the Board that he would not be at the next meeting. He added that he still had tickets for the crab feed at the firehouse. Audit Committee member Moore reported that the workshop recommended by General Manager Overdurff was very good. She also thanked Director of Finance Steve Ruckman for providing relevant information for her to take to the workshop.

11. Manager

General Manager Overdurff welcomed and congratulated new Board members and welcomed President Lewis to her new position. She added that staff is looking forward to working with the new Board and encouraged new Board members to let her know if they need anything in advance to help them get up to speed. Director of Finance Ruckman congratulated the new Board and officers and reported that new bank signature cards will be here soon. Director of Physical Plant Eldon Ralph also congratulated the new members and gave his best wishes for success.

MOTION: TO ADJOURN.

Moved: Moore

Seconded: Ready

Carried

The meeting adjourned at 8:42 p.m.

Dorothy Lauber
Secretary

Note: The following action taken during executive session earlier in the evening was moved to open session.

MOTION: TO ACCEPT PROSPECTIVE MEMBERS RICHARD HESS AND MAURISA SISSON INTO THE COOPERATIVE AND AFFORD THEM MEMBERSHIP AT THE TIME OF SETTLEMENT, AND FURTHER, TO MOVE THIS ACTION TO OPEN SESSION.

Moved: Moore

Seconded: Morse

Carried