

Minutes
GHI Board of Directors
September 16, 2010

Present: James, Lewis, Novinski, Hickey, Boswell, Wartell, Morse, McFadden

Excused Absence: Agans

Others in Attendance:

Gretchen Overdurff, General Manager
Tom Sporney, Staff Engineer
Joe Perry, Director of Finance
Chuck Hess, Audit Committee
Patty Muldowney, Recording Secretary
Kevin Stapleton and Amy Qulia
Henry Haslinger
Anne King

Joan Krob, Director of Member Services
Brenda Lewis, Director of Human Resources
Dianne Wilkerson, Chair, Audit Committee
Debbie Cooley, Audit Committee
Sylvia O'Brien
Katrina Boverman
Tom and Johanna Jones
Eileen Sutker

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

1. Approval of Agenda

Three items were added to the agenda:

- 6j. Request from Buildings Committee for Funds for Raffle
- 6k. GHI Facebook Page
- 6l. Floating Holiday for GHI Employees

MOTION: TO APPROVE THE AGENDA AS AMENDED.

Moved: James

Seconded: Lewis

Carried 7

2. Visitors and Members

Ms. Sylvia O'Brien introduced herself and stated that she was interested in the discussion on kitchen renovations.

3. Approval of Membership Applications

MOTION: THAT THE FOLLOWING PROSPECTIVE MEMBER IS ACCEPTED INTO THE COOPERATIVE AND MEMBERSHIP AFFORDED HER AT THE TIME OF SETTLEMENT:

- ALLISON M. TITMAN, SOLE OWNER

Moved: James

Seconded: Lewis

Carried 7

MOTION: MOVE APPROVAL FOR THE BANK TO HAVE THE ORIGINAL MUTUAL OWNERSHIP CONTRACT FOR THEIR RECORDS AT THE TIME FOLLOWING THE MEMBER REFINANCES:

- CATHERINE A. JONES, SOLE OWNER

Moved: James

Seconded: Morse

Carried 7

4. Committee Reports

Each Board member shared updates on the committee to which they are Board liaison.

- a. Member Activities Committee: The GHI Labor Day parade float won second place. The committee spent more than they made from the raffle, but the difference was not substantial. It has been decided that the volunteer appreciation luncheon will be discontinued; rather, volunteers will be acknowledged at the annual picnic and/or annual membership meeting. The committee felt that this would be a better way to acknowledge the work these members have done. The Board discussed whether a decision on the volunteer luncheon could be made by the Member Activities Committee alone; it was suggested that the committee prepare a write-up on this matter for the Board. The picnic plans are moving ahead, and the house and garden tour will not be a physical tour, but may be a virtual tour. Finally, the committee is working on obtaining a permit to hold game tournaments at Roosevelt Center.
- b. Marketing Committee: Substantial leads resulted from the committee's presence at the Labor Day festival, new teacher event at Eleanor Roosevelt High School and the Takoma Park Festival. The recent sellers' seminar and new member coffee social went well. The community-wide open house will be held on October 10; the committee has discussed distribution of open house flyers in key locations. They will have a table at the Greenbelt Farmers Market on September 26. Director Wartell then asked for feedback on the brochure, asking what should be changed, kept, or deleted. Director Lewis shared feedback that she received from a member suggesting a brochure explaining the difference between coops and condos, and outlining the benefits of coops. Director Wartell also shared that the Marketing Committee would like to have a banner stand that looks more professional for use at community festivals and other events. Finally, he proposed a program called *Member Get a Member* whereby members referring new members to GHI would be entered into a raffle if their referral results in a sale.
- c. Communications Committee: The deadline for the next issue of the *Communicator* is Monday. Each committee should give Ms. Brenda Lewis a brief report on their activities by Monday.
- d. Finance Committee: The committee's report was emailed to the Board yesterday. There are a few things on tonight's agenda pertaining to the work of the Finance Committee. Director Boswell stated that the committee needs to follow up on the change to the real estate taxes and how members will be informed of the change. He then briefly explained the tax situation to the members in attendance.
- e. Yard Line Committee: Their work is on tonight's agenda.
- f. Architectural Review Committee: Their work is on tonight's agenda.
- g. Buildings Committee: The committee held a meeting with two staff members from the NAHB Research Center to develop the scope and timelines of the project. Funds have been secured through 2011 covering staff time for the pilot program. They are in the process of drafting a memorandum of understanding. GHI is ready to begin work on the pilot program; this is one of twenty projects that the NAHB Research Center will be working on with grant funding from the Department of Energy. The list of potential pilot homes has been expanded, and two weekend information sessions were held for those members in potential pilot homes. Once pilot homes have been selected, work can begin.
- h. Woodlands Committee: A fall nature walk on the Hamilton Trail will be held on Saturday from 10-12.

The Board then briefly discussed the seminar on hoarding that was provided for GHI maintenance staff members. The workshop showed those Board and Audit Committee members in attendance how important home inspections are to protect the interests of the cooperative at large.

6. Consent Agenda**MOTION: TO APPROVE THE CONSENT AGENDA.**

Moved: Lewis

Seconded: Morse

Carried 7

6a. Approval of Minutes: August 26, 2010**MOTION APPROVED BY CONSENT AGENDA: TO APPROVE THE MINUTES OF AUGUST 26, 2010.**6b. Requests for Contributions, 2nd Reading**MOTION APPROVED BY CONSENT AGENDA: THE BOARD OF DIRECTORS APPROVES, FOR SECOND READING AND FINAL PASSAGE, CONTRIBUTIONS IN THE FOLLOWING AMOUNTS:**

- NASCO INSTITUTE'S LOW INCOME SCHOLARSHIP FUND, \$200;
- CITY OF GREENBELT EMERGENCY RELIEF FUND, \$1,000;
- COOP MONTH, \$50;
- GREENBELT ARTS CENTER RESTROOM RESCUE, \$500;
- AND THE GREENBELT LABOR DAY FESTIVAL, \$250.

6c. Yard Line Certification: 3 Court Gardenway; 29 & 31 Courts Ridge Road

This item was discussed at the September 2 Board meeting. All Board members have now had an opportunity to visit the site in question; this item appears on the agenda for a decision on yard lines and an access lane.

Director Lewis suggested that while there is no good place to set an access lane, she opined the best solution is the one made by members Sutker and Primack at the last Board meeting; however, she expressed that she is not in favor of having the access lane paved, as that would make it a walkway. Director Morse expressed the opposite opinion, stating that if the access lane were placed as suggested; there would be no way for the members at 29A or 29B Ridge to build an addition onto the back their homes. Director Lewis suggested that any prospective members would be made aware of the limitations of any homes, including limitations on fencing and additions due to the existing yard lines.

Staff Engineer Sporney asked for Board guidance on the presence of a gate at 29A Ridge Road. The Board stated that a public walkway should not have a gate. Ms. Eileen Sutker stated that she would prefer the gate to be removed. She also stated that in her opinion, a paved walkway would enhance the value of the home when it came time to sell.

Ms. Sutker's neighbors then expressed their opinions on this matter. A member from 31B Ridge Road stated that he would like to see his neighbors' proposal come to fruition. Ms. Katrina Boverman of 3C Gardenway expressed interest in having the access way paved to help people know where boundaries are, and clarified that she is in favor of a three-foot wide paved access lane in the proposed location. Ms. Anne King agreed that a paved access way would be convenient for everyone.

Director Boswell asked for clarification on the width of the easement and whether it would be paved, what should be done with the current access lane along 29B Ridge Road, and what should be done with the pillars near the proposed access lane, as the proposed access goes through the pillars, which are on GHI property. Mr. Sporney explained that a normal access lane, by GHI's standards, is five feet wide. Although either it could be marked as three or five feet wide per the Board's direction, he suggested the Board specify a five foot access lane with a three foot wide sidewalk. Because fencing is not allowed

within one foot of a sidewalk, a three foot paved sidewalk within a five foot access lane would be the result. Ms. Sutker explained that Mr. Primack would not object if GHI took the pillars down, but that he does not want to pay for that on his own.

Ms. Wilkerson explained that the normal procedure when a yard plat is being changed is to send it to the member affected before making a decision. The Board determined that since the members in this instance were involved in the discussion about the plats, such notification is not necessary. The affected yard plats that would need to be amended are 31A Ridge, 3D Gardenway, and 29A and 29B Ridge.

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 3 GARDENWAY AS PRESENTED AND REVISED BY BOARD ACTION AT THIS MEETING.

Moved: James

Seconded: Novinski

Carried 8

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 29 RIDGE AS PRESENTED AND REVISED BY MEMBER PROPOSAL AND BY BOARD ACTION AT THIS MEETING.

Moved: James

Seconded: Hickey

Carried 8

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 31 RIDGE AS PRESENTED AND REVISED BY BOARD ACTION AT THIS MEETING.

Moved: James

Seconded: Wartell

Carried 8

The issue of who would pay for the paving within this access lane will be determined at a future board meeting. Ms. Overdurff asked the Board for clarification about which party would be responsible for upkeep and future maintenance of the paved portion of the access lane; Director Lewis responded that it is GHI's responsibility to maintain access lanes.

6d. Existing Unpermitted Decks, Accessory Structure & Gazebo, 44J Ridge Road

Mr. Sporney provided background information about the un-permitted construction on the gardenside of 44J Ridge Road that is before the Board for resolution. The member, Mr. Charles Schram addressed the Board. He explained that the original deck and new one are constructed the same way; both are sunk into the ground with the older one still strong and stable after 20 years. Mr. Schram stated he constructed the second deck not realizing a permit was needed and that the two gazebos and smaller accessory structure will not stay; that he has already dismantled the round gazebo, and the square gazebo is in the process of being dismantled. Mr. Schram apologized for his actions and stated that he would abide by whatever ruling the Board makes.

Mr. Sporney explained that GHI rules specify that decks must have footings, which neither deck has, and to allow them to remain under this condition would be contrary to the rules. Sporney said that when this issue came before ARC it was determined that the older deck has practically reached its life expectancy and the committee recommended allowing it to remain until that time but that the newer deck be removed or made to comply with GHI rules (*by installing footings.*)

During discussion, the Board inquired about: a) what was required to bring the decks into conformity; b) the difference between a patio versus a deck; and c) the stability and safety of the decks as currently built. Director James observed that because ARC voted 5-0 to allow the older deck to remain until the end of its life, the committee must have decided that it was safe enough to remain, and along the same lines, the newer deck should be considered safe as well. Mr. Sporney explained that because the new deck would have a life span of 20-30 years it was the committee's determination that it should be brought up to GHI specifications.

MOTION: THE BOARD OF DIRECTORS DOES NOT ALLOW THE INSTALLATION OF THE CURTAINED ACCESSORY STRUCTURE IN THE GARDENSIDE YARD AT 44J RIDGE. THE UNPERMITTED STRUCTURE MUST BE REMOVED BY NOVEMBER 1, 2010.

Moved: Lewis

Seconded: McFadden

Carried 8

MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE INSTALLATION OF THE OLDER 12’x16’ DECK IN THE GARDENSIDE YARD AT 44J RIDGE UNTIL THE END OF ITS USEFUL LIFETIME.

Moved: Morse

Seconded: Lewis

Carried 8

MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE INSTALLATION OF THE NEWER 9’x15’ DECK IN THE GARDENSIDE YARD AT 44J RIDGE.

Moved: Morse

Seconded: James

Carried 7

Opposed 1 (Novinski)

MOTION: TO RECESS FOR FIVE MINUTES.

Moved: Morse

Seconded: McFadden

Carried 8

The meeting recessed at 8:45 p.m. and called back to order at 8:51 p.m.

6e. Proposed Additional Criteria to Subleasing Policy

Director Lewis provided an overview of the issue and stated that Finance Committee has discussed the subleasing policy and is recommending changes to the subleasing criteria. Fannie Mae requires that at least 80% of GHI homes be owner-occupied; the Finance Committee’s vision was to have no more than 40 units rented at any given time (and ideally fewer than that), which is more like 2.5%. However, no set number of rented units was determined. Rather, the committee is recommending that the General Manager meet with each member requesting to sublease his or her home and inform the Board as to the exceptions granted, updating them on the current number of units rented.

The Board discussed the screening process for prospective renters, as well as actions that can be taken by GHI if the renter has proven to be unsuitable, up to and including termination of the lease. Director Lewis explained that there would still be criteria that must be met in order for the member to be allowed to sublease his or her unit. The proposed criteria include “hardship situations”, including those members who are upside-down in their mortgage balance because of what has happened in the market. When meeting with members requesting to sublease their units, the General Manager would determine whether each member’s situation could be deemed a hardship situation. There was a question about whether the term “upside-down mortgage” is descriptive enough. It was suggested that another example, a share loan balance exceeding the market value of the home, be added to the language of the policy.

Member Kevin Stapleton explained to the Board that he purchased his home three years ago, right before the housing market tanked. He estimates his current home value to be between \$110,000-\$130,000, but owes \$150,000 on his mortgage. Mr. Stapleton is now engaged and plans to move to Virginia when he is married. He asked the Board if the phrase “in crisis” would apply to situations other than financial hardship. The Board briefly discussed the difference between a financial hardship and a financial crisis. Ms. Overdurff asked the Board for clarification on which situations would be considered a hardship, as well as whether documentation of the hardship would be required of potential subleasing members. The Board asked whether the proposed changes to the subleasing policy would address situations that Ms. Overdurff has been approached with in the past. Ms. Overdurff explained that not every situation could be specified in the policy. Currently there is one member whose situation does not meet any of the

subleasing criteria; Ms. Overdurff has recommended that the member come to the Board with a request for exception.

The Board discussed whether the language of the policy should try to specify which situations would be considered a hardship. Several Board members were in favor of leaving the language more general to allow the General Manager to use her discretion. The potential benefits of the new wording were discussed and included: 1) giving members more time for the market to rebound before selling their homes; 2) fewer foreclosures; and 3) the possibility of renters becoming members by buying into the cooperative. There was a question about the two-year profit limitation; no discussion was forthcoming on that topic.

MOTION: FOR MEMBERS WHO ARE FACING FINANCIAL HARDSHIP OR CRISIS, SUBLEASING PRIVILEGES MAY BE GRANTED BY THE GENERAL MANAGER FOR A PERIOD NOT TO EXCEED TWO YEARS. SOME EXAMPLES ARE A SHARE LOAN BALANCE EXCEEDING THE MARKET VALUE OF THE HOME, EXPIRATION OF LOAN MODIFICATION PROGRAM OR OTHER CIRCUMSTANCES THAT WOULD LEAD TO THE LOSS OF MEMBERS' EQUITY AND FINANCIAL HARDSHIP AS DETERMINED BY THE GENERAL MANAGER ON A CASE-BY-CASE BASIS. THE BOARD WILL BE KEPT INFORMED OF EACH SITUATION IN EXECUTIVE SESSION AND THE GENERAL MANAGER WILL REPORT THE TOTAL NUMBER OF SUBLEASED UNITS AT THAT TIME.

Moved: Lewis

Seconded: James

Carried 8

6f. Liability for Damages Due to Negligence

Director Morse suggested that the wording of the document outlining liability for damages due to negligence does not distinguish negligence from intentional acts resulting in damage. He suggested that language dealing with damage resulting from negligence or intentional action be added to the document. There was also a question related to whether anything must be added to the document addressing illegal actions. Mr. Chuck Hess, member of the Audit Committee, Finance Committee, and GHI member, stated that Director Morse's points are valid. Mr. Hess suggested that the Board defer action on this item and consult with a lawyer to expand/refine the language of the document. Director Lewis suggested that the language be changed to "if damages caused by negligence or deliberate destructive action of the member". It was determined that any changes to the insurance policy do not need to be put out to the membership because it is not a rule change. Director Boswell suggested that although the language is not perfect, the change to the document is a step in the right direction.

Staff Engineer Sporney explained how this insurance policy is used. He stated that the last statement is irrelevant to the insurance broker's work when renewing the insurance policy. In the same way, a member would use this policy to determine which items are covered by GHI's master policy and which are covered by the individual members' HO6 insurance policies. Mr. Sporney stated that the last statement is a position statement that GHI is making in the case of insured losses. There is currently no place that clearly defines staff responsibility in cases of negligence.

Director Boswell observed that the Mutual Ownership Contract (MOC) addresses negligence, and this policy is in line with the language in the MOC. Director Morse repeated that he believes it would be wise to consult with a lawyer. Ms. Overdurff replied that the proposed language came from a lawyer. Furthermore, all directors agreed that the language should include intentionality. Mr. Sporney offered to look over the language one more time with Assistant General Ralph and then bring it back to the Board. There was some language left out by Mr. Ralph; Mr. Sporney will find out whether the omission was intentional or an oversight.

CONSENSUS: STAFF WILL TAKE ONE MORE LOOK AT THIS POLICY AND WILL BRING IT BACK TO THE BOARD AT ITS NEXT MEETING.

Director Morse stressed one last time that he would like a lawyer to review the policy; there was no agreement from the other directors.

6g. Proposed Rules changes for Kitchen Renovations

Mr. Sporney outlined the potential problem resulting from the existing rule giving blanket approval for renovations of kitchen cabinets and countertops without review or oversight from staff. He explained that in some cases there are erroneous electrical changes made during kitchen renovations; members upgrading their kitchens may make the same errors made by previous members. Staff would like the opportunity to review electrical and cabinet work to ensure that the work is done properly. Additionally, staff would like to be able to take advantage of kitchen renovations to replace waste water lines in the wall and/or under the sink.

Director James pointed out that by removing section X.B.3, members would no longer be allowed to replace closet doors, cabinet doors, or cabinets over the refrigerator (which would not include electric or plumbing work). Mr. Sporney stated that it was the intention of staff simply to remove the section discussing cabinet reinstallation and clarified that staff has no problem with replacement of closet doors. He explained that quality must be built into a project, and that it cannot be added in after the fact if the member or staff should find a problem. The Board discussed the pros and cons of removing section X.B.3, including the amount of staff time that would be required to monitor kitchen renovations, as well as the safeguards it would allow GHI.

Director Morse brought the Board's attention to the two additional sentences of section X.B.3. Mr. Sporney acknowledged that the suggested motion in the Manager's Memorandum was written incorrectly; it was supposed to be written that the first sentence of section X.B.3 would be struck. There was a question of how often errors resulting from kitchen renovations are brought to staff's attention. Mr. Sporney stated that these situations occur in 10-25% of kitchen modifications. He explained that staff is attempting to take away members' assumption that all kitchen renovations can be done without guidance from staff. Mr. Sporney stated that he would use his discretion as to how much follow-up would be needed from staff on a case-by-case basis, in hopes to keep required staff time to a minimum.

MOTION: THE BOARD OF DIRECTORS DOES APPROVE OF THE REMOVAL OF BLANKET APPROVAL FOR KITCHEN RENOVATIONS FROM GHI RULES; §X.B.3. WILL BE STRUCK FROM THE TEXT.

Moved: Morse

Seconded: Lewis

Carried 7

Opposed 1

Ms. Sylvia O'Brien asked if this agenda item proposed to rewrite the rules in the GHI handbook, she did not have the printed materials in front of her during the Board's discussion. Director Boswell explained the intent of the Board's discussion. Ms. O'Brien then asked if renovation-related errors tend to be identified during the resale inspection. She explained that from the time she moved into her home, the range hood over her stovetop is only 18 inches from the burners, instead of 30 inches as outlined in the handbook. Mr. Sporney explained that combustible material must be at least 30 inches from the stovetop; a range hood is not combustible.

6h. Distribution of Unallocated Funds

Director Lewis explained that additional information has been received since this item was discussed by the Finance Committee; this new information changes the way the unallocated funds should be

distributed. She explained that it is nearly impossible to compare the current individual tax bills with previous tax bills. Adding up the total from last year's tax bills and comparing it to the current tax bills, GHI as a whole is looking at an increase of 11.2%. (This is greater than the 10% cap because of the taxable lots that are not eligible for the homestead tax credit.) The Finance Committee is proposing that members be reimbursed for the 2009 tax refund received by GHI. This reimbursement would come close to covering the 11.2% tax increase for 2011. Instead of writing members a check, this reimbursement would be shown in the letter outlining each member's coop fees for 2011. Each letter would show the member's regular coop fee (per the Board's decision), their share of the real estate taxes, and their share of the tax rebate from 2009. Director Lewis explained that this would delay the effect of the tax increase for another year, but by that time staff would know how to divide it among the members.

Audit Committee Member Hess expressed concern over the increase that would be felt for the 2012 real estate taxes. He stated that if the members' increase for 2011 were wiped out by the rebate, members would be hit with a 22% tax increase in 2012. Mr. Hess suggested that instead of reducing all 12 payments for 2011 with the money from the tax rebate, members be reimbursed the entire amount of the tax rebate in January. For the rest of 2011, members would pay the full 2011 fee to get them used to paying the higher amount in taxes while still reimbursing the rebate money. Mr. Perry stated that Mr. Hess's suggestion would benefit members immediately, especially those who may be planning to sell their home before the end of 2011.

Director Boswell stated that the discussion of how the tax rebate would be reimbursed does not change the suggested motion. He suggested that of the \$67,000 still unallocated, \$20,000 be allocated for the Web Team, and the rest be placed in contingency reserves. Director Lewis asked if the Buildings Committee will need all of the \$50,000 allocated for the pilot program. Director Boswell responded that they would need some, but not all, since the grant covers staff salaries and not equipment.

MOTION: THE BOARD OF DIRECTORS APPROVES THE FOLLOWING ALLOCATION OF YEAR-END EXCESS REVENUE OVER EXPENSES AND OTHER UNALLOCATED FUNDS: \$219,692 TO BE APPLIED TO 2011 REAL ESTATE TAXES; \$20,000 FOR THE WEB REDESIGN; AND THE REMAINDER TO CONTINGENCY RESERVES.

Moved: Lewis

Seconded: Wartell

Carried 8

6i. Greenbelt Homes Inc. Advertisement on Greenbelt Patch Website

Director Boswell asked a general question about how GHI should proceed if there is erroneous information posted online about GHI. Several suggestions were made in which to pointing out errors to the site manager and asking that they be corrected (not necessarily taking the information down completely). For this specific instance, General Manager Overdurff will contact the person who posted the erroneous information on the Greenbelt Patch website.

MOTION: TO EXTEND THE BOARD MEETING FOR 15 MINUTES BEFORE MOVING TO ITEMS 8-11.

Moved: Lewis

Seconded: Morse

Carried 7

Opposed 1

6j. Request from Buildings Committee for Funds for Raffle

Director Boswell explained that the Buildings Committee would like approval for three \$50 cash prizes to stimulate interest in the informational session on the pilot program over the weekend. All members who responded with "yes" will be included in the raffle.

Director Wartell requested that \$50 for the *Member Get A Member* program be added to the discussion. Ms. Krob will write it up for the next Board meeting.

MOTION: THE BOARD OF DIRECTORS APPROVES OF AN EXPENDITURE OF \$150 FOR DISTRIBUTION OF RAFFLE PRIZES AS REQUESTED BY THE BUILDINGS COMMITTEE.

Moved: Lewis

Seconded: James

Carried 8

6k. Facebook

Director Boswell read an email from President Agans explaining that a group of members started up a GHI facebook page. Ms. Agans' email expressed concern about the use of the GHI logo since the page is not managed by the Board or staff.

Director Lewis stated that the logo belongs to the corporation, and the Board is the representative of the corporation. The Communications Committee will be discussing the media policy at its next meeting, as well as the GHI facebook page. She stated that there is no reason why GHI members can't have a facebook page, but that GHI could be liable for its content if the logo is used. Several Directors expressed agreement with Ms. Lewis, stating that no one member or group of members can speak for the coop, and that the logo belongs to GHI and permission is needed to use it.

Director James stated that it's "lawyer time". Under state law, he explained, GHI is a corporate entity. If the group of members is pretending to represent GHI, it seems to be a legal issue. He went on to state that he feels bothered that someone has taken it upon himself or herself to represent a corporation without coming forward to reveal himself or herself. He explained that while the site does not necessarily claim to be GHI, anyone who looks at it would assume that it was GHI's official facebook page; he did not see any place stating that the page was started by and run by members.

At this point, Director Boswell stated that he is one of the members who started the facebook page. He was present for a meeting where GHI's presence on facebook was discussed, and so he went ahead and started it with some other members in order to stir up interest in GHI's facebook presence. Director Boswell's email address is actually the email address connected with the facebook account. He then apologized for any concerns the Board may have had and explained that there is a statement about the group being started by GHI members. He stated that the group understands that the Communications Committee needs to go through their process. Director Boswell shared concerns from the group that started the facebook page, especially that the Board may order the group to take down the page. He shared his hope that the Board would allow the page to remain for now, especially since the Board now knows that Director Boswell is part of it; possibly the page can be shaped into what the Board would like it to be. After only a week and a half, the page has 106 friends.

The Board pointed out Director Boswell and the group of members was able to start the page quickly. Many Directors stated that they felt more comfortable about the website knowing that a Board member is involved. Director Morse pointed out that the Communications Committee is still concerned about the group's use of the GHI logo, unless it is decided by the Board formally to establish the facebook page. While he trusts Director Boswell, Director Morse stated concern about losing legal control of the GHI logo to others. The Board then discussed registering the logo and trademarking GHI's slogan ("A community for people who value community").

CONSENSUS: THE LOGO CAN STAY TEMPORARILY UNTIL A BOARD DECISION IS MADE.

6k. Gloating holiday proposal

Director Boswell shared a question from President Agans; she wanted to clarify whether the floating holidays at the end of the year are flexible. Ms. Overdurff gave a brief history of the floating holiday: it was approved by the Board to replace inauguration day as a holiday for staff. The Board then discussed the history of the floating holiday. Audit Committee Member Hess pointed out that the floating holiday was granted every year, as opposed to once every four years for inauguration day. No action was taken on this item.

7. Items of Information

Because it was 10:18 p.m. the Board skipped to agenda items 8-11.

8. President

Director Boswell shared information sent by President Agans. She recently received a letter from a member in a block home about siding. Director Boswell added that siding on block homes is one of the things that will be looked at during the pilot program.

Director Novinski has been appointed Chair of the Bylaws Committee. President Agans also expressed congratulations to MAC, whose float won second place in the Labor Day parade.

9. Board Members

Director James shared that he is part of the Greenbelt Cooperative Alliance; the group will help to staff a table at the farmers market on October 3. There will be articles in the *News Review* in October about their activities; interviews from years past will also be included.

Director Wartell expressed that he does not want detail to prevent the Board from getting things done; he shared that the Board should move forward with the many things they can do.

Director Lewis shared her experience from a recent community association conference she attended. There were several homeowners associations present, as well as a cooperative. Ms. Lewis shared specifics from a workshop on online county resources; one of the presenters, Irv Beckett, is a district engineer and lives at 7 Court Crescent Road. She stated that the workshop was a very interesting part of the conference. Beckett has offered to do a seminar on how to use the website if the Board is interested.

Director Novinski shared that she, Ms. Wilkerson, and Ms. Overdurff worked on the Bylaw changes before the annual membership meeting. At that meeting, several members expressed interest in working on the Bylaws changes; once those members have been contacted, a meeting can be set for working on the changes. Ms. Novinski then asked about a large cement structure she has seen at a few sites around GHI. Mr. Sporney explained that it is a steel box used for underground utility work.

Director Morse shared that several people at the Labor Day festival asked serious questions about GHI. He is happy to hear that about the many things that MAC and Marketing are doing.

Audit Committee Member Hess stated that it is his understanding that the chairman can call a recess of the meeting without a vote. He also explained that a revision to a motion does not need a vote; if something is added to the agenda, the agenda should be approved as amended, not as revised. Regarding how the facebook is being handled, Hess stated that if GHI is aware of the use of the logo and does nothing about it, it could be assumed that GHI had authorized its use, and therefore anything on the site was allowed by GHI.

Director Lewis passed around a paper noting things people are thankful for; these will be included in the next issue of the *Communicator*. She then shared one more piece of information from the conference. It was suggested to her that since there are not many roofs that could be used for solar panels in GHI, roofs could be placed on parking lots. Director Boswell will pass this information to Steve Skolnik for further investigation.

Director Boswell made it clear to the Board that his wife, Eileen, was opposed to starting the facebook page before it went through the committee and Board processes.

10. Manager

General Manager Overdurff gave the Board some information to prepare for her upcoming performance review. More information and a memo will be prepared before the meeting.

MOTION: TO RECESS TO EXECUTIVE SESSION.

Moved: Morse

Seconded: McFadden

Carried 8

The meeting recessed at 10:34 p.m.

Ed James
Secretary