

**Minutes**  
**GHI BOARD OF DIRECTORS**  
**October 15, 2015**

Board Members Present: Hess, James, Jones, McFadden, Novinski, and Ready

Excused Absence: DeBernardo, Marcavitch, Skolnik

Others in Attendance:

Eldon Ralph, General Manager	Dirk R'Kingsley
Joan Krob, Director of Member Services	Romaine Lennon
Joe Perry, Director of Finance	Joan Baker
Tom Sporney, Director of Homes Improvement Program	Mara Hemminger
Bijan Khorsand, Director of Technical Services	Marge Tolchin
Leeann Irwin, Audit Committee Member	Constantine Mavridis
Anna Socrates	Alexander Barnes
Glen Charlton	Kim Kweder
Kyle McAbee	Phillip Payette
Patrick Flynn	Sheryl Dewalt as Recording Secretary
Melissa R'Kingsley	

Vice President Ready called the meeting to order at 7:32 p.m. Ready mentioned that Director DeBernardo resigned and President Skolnik and Director Marcavitch were excused from tonight's meeting.

1. Approval of Agenda

The following was added to item 7a – Approval of Minutes: “*Minutes of Special Meeting October 8, 2015.*”

**Motion: To approve the agenda as revised.**

Moved: Hess

Seconded: James

Carried: 6-0

2. Report on Executive Session

Ready stated that during the executive session earlier in the evening, the Board approved minutes of a previous session and had a report from staff on delinquencies and distressed units and members' issues.

3. Visitors and Members (Comment Period)

Mara Hemminger stated that she painted her door red, and that it is not one of the colors approved for the pre-painted doors under the Homes Improvement Program. She asked the Board to reconsider the colors and allow red as a pre-painted color.

Phillip Payette thanked Sporney and Ralph for meeting with him to talk about the DMA Report and the payback period for HIP.

Melissa R’Kingsley stated that she requested a meeting with the Board regarding the crawl space matter and is waiting on a response.

4. Approval of Membership Applications

**Motion: That the following members are accepted into the cooperative and membership is afforded them at the time of settlement:**

- Alexander E. Barnes and Brianne M. Boylan, Tenants by the Entirety
- Elizabeth L. Sands, Sole Owner
- Roberta M. Kayser, Sole Owner
- Aileen T. Kroll, Sole Owner
- Ore-Oluwa Lina Da Silva, Sole Owner

Moved: James

Seconded: Hess

Carried: 6-0

5. Committee Reports

Buildings Committee: Director of HIP, Sporney reported that 304 surveys have been returned as of today.

6. Consent Agenda

NONE

7a. Approval of Minutes: September 17, 2015 and October 8, 2015 Special Meeting

**MOTION: The Board of Directors does approve the minutes for the September 17, 2015 meeting.**

Moved: James

Seconded: Hess

Carried: 6-0

**MOTION: The Board of Directors does approve the minutes for the October 8, 2015 Special Meeting.**

Moved: James

Seconded: Hess

Carried: 6-0

7b. Request to Allow Removal of One Mulberry Tree at 10A Southway Road

Director of Technical Services, Khorsand reported that in August 2015 the member of 10A Southway requested permission from GHI to remove a mulberry tree from her serviceside yard.

**MOTION: The Board of Directors does permit the member of 10A Southway to remove one mulberry tree in the member’s serviceside yard, contingent on GHI’s tree maintenance contractor removing it at the member’s expense.**

Moved: Hess

Seconded: Jones

Carried: 6-0

7c. Task Force’s Recommendation for a Fee-Deferral Program

Ready said the Board discussed the Finance Committee’s recommendations regarding establishment of a fee-deferral program on August 20<sup>th</sup> and September 3<sup>rd</sup>, 2015. The Board was unable to make a decision at those meetings and chose to form a Fee-Deferral Program Task Force. The Task Force has since met and in a report dated October 15, 2015 proposed a policy for a Fee Deferral Program with the procedures

to be administered. The deferment would be for crawlspace work only and not for any optional items under HIP.

**MOTION: I move that the Board of Directors adopts the Fee-Deferral Policy submitted by the Fee-Deferral Program Task Force as presented on October 15, 2015.**

Moved: Jones

Seconded: Hess

Failed: 3-3

Opposed: Novinski, Ready, McFadden

**AMENDMENT: To strike the words “1% over” from the third sentence under the heading “Interest.”**

Moved: Ready

Seconded: Novinski

Failed:3-3

Opposed: Jones, James, Hess

Vote on the amendment was taken and failed by a vote 3-3.

Vote on the Motion failed by a vote of 3-3.

7d. Buildings Committee’s Recommendation for the Establishment of an Ad Hoc Task Force to Expedite Consideration of Member Requests for Window/Door Exemptions during the HIP

A sub-committee of the Buildings Committee considered how best to process requests from members who desire to retain existing windows and doors, which are scheduled for replacement during the Homes Improvement Program. Based on the recommendation received from the Buildings Committee in its memorandum to the Board dated September 30, 2015, staff prepared a proposed charter for an ad hoc task force to be formed for such purpose for the Board’s consideration. The Board discussed the report from the Buildings Committee and the proposed charter (copy of which will be attached to the official minutes, if approved).

**MOTION: The Board of Directors accepts the September 30, 2015 report of the Buildings Committee regarding members wishing to 'opt-out' of window and door replacements during the Homes Improvement Program. Further, the Board of Directors authorizes the formation of an Ad Hoc Task Force to consider member requests for exemptions from window/door replacements during the Homes Improvement Program, and approves the charter for the Task Force, as presented on October 15, 2015.**

Moved: Hess

Seconded: McFadden

Carried: 6-0

7e. Review Investment Committee’s Semi-Annual Report for the Period of January to June 2015

The Board reviewed the Investment Committee’s report for the period January to June 2015.

**MOTION: To accept the Investment Committee’s report as of June 2015.**

Moved: Hess

Seconded: Jones

Carried: 6-0

7f. Policy for Replacing Non-Conforming Windows in Additions During the HIP

Director of the Homes Improvement Program, Sporney stated that staff has discovered, through its inventory of windows in preparation for the 2016 HIP program, that there are multiple instances of windows in additions that do not conform with GHI’s current rules, as follows:

- Frame additions attached to brick/block units have double-hung windows. GHI's rules state that only horizontal sliders or casement windows are allowed.
- Frame additions attached to frame units have horizontal slider windows. GHI's rules state that only double-hung windows are allowed.

It is likely that the additions were constructed with the existing windows, before the current rules on windows came into effect. Replacing windows on those additions with the same types would be contrary to current GHI rules. Options available are as follows:

- Replace the windows with types that conform to GHI's rules. This would mean having to reconstruct window openings in many instances, which would be expensive and time-consuming. Also in some cases, new windows with different height to width ratios may alter the aesthetic appearance of the additions.
- Replace the windows with the same types, even though not allowed by GHI's rules.

**MOTION: The Board of Directors authorizes GHI staff to replace non-conforming double-hung and horizontal sliding windows in additions, with similar types of windows during the Homes Improvement Program.**

Motion: Jones

Seconded: McFadden

Carried: 6-0

8. Items of Information

Items of Information included (a) the Board Action Plan Status & Committee Task List and (b) Monthly GHI and City Calendars.

9. President

Ready mentioned that recently President Skolnik spoke about GHI on Metro Connection, channel WMAU.

10. Board Members

- Hess – Suggested that an item be added on the next agenda to discuss how to get members on the addition maintenance program.

11. Manager – No report.

**Motion: To recess to executive session after the break.**

Moved: Hess

Seconded: James

Carried: 6-0

The meeting recessed at 9:03 p.m.

Ed James  
Secretary