

Re-Submission
DRAFT Minutes
GHI Board of Directors
October 21, 2010

Present: Agans, James, Lewis, Morse, McFadden, Boswell, Wartell

Excused Absence: Novinski

Others in Attendance:

Gretchen Overdurff, General Manager
Joan Krob, Director of Member Services
Joe Perry, Director of Finance
Chuck Hess, Audit Committee
Patty Muldowney, Recording Secretary
Laura Moore
Chris Shuman
Henry Haslinger

Eldon Ralph, Assistant General Manager
Tom Sporney, Staff Engineer
Dianne Wilkerson, Chair, Audit Committee
Debbie Cooley, Audit Committee
Matt Berres, Maintenance Operations Mgr.
Mr. Wendell
Tom Jones

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

1. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

Moved: James

Seconded: Boswell

Carried 6

2. Visitors and Members

Mr. Chris Shuman asked the Board if there were any regulations or guidelines about leaf raking. It was explained that no formal policy existed but that leaf bags are distributed as an incentive for members to maintain their yards. Mr. Schuman expressed the need for an enforceable policy for raking leaves, especially in problem situations. President Agans thanked Mr. Schuman for expressing his concerns about leaf raking and noted that possibly a work session could be arranged for the future.

Mr. Wendell thanked the Board for providing the members of 61 Court Ridge with information about GHI's insurance coverage. He also expressed thanks to Matt Berres for his ongoing communication with the members of 61 Court Ridge during the recent fire and restoration work.

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:

- **REBECCA A. RACKIS, SOLE OWNER**
- **VICTORIA L. CHEESEMAN, SOLE OWNER**
- **ANNE POWELL, SOLE OWNER**

Moved: James

Seconded: Lewis

Carried 6

FOR THE RECORD: BOARD POLL ON OCTOBER 18, 2010 ACCEPTED THE FOLLOWING PROSPECTIVE MEMBER INTO THE COOPERATIVE AND MEMBERSHIP AFFORDED HIM AT THE TIME OF SETTLEMENT:

- **CHRISTOPHER COMPARETTO, SOLE OWNER**

4. Committee Reports

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

- a. Member Activities Committee: MAC is on hiatus until it is known whether it will continue as a committee or whether its activities will become task oriented.
- b. Finance Committee: The Finance and Buildings Committees will meet jointly on Tuesday, October 26 to discuss the pilot program. The Finance Committee will also meet with the Board on November 3 to discuss the budget, leading to the first reading of the 2011 operating budget on November 4.
 - a. Web Team: The team will meet on Thursday, October 28. A copy of the draft bid package should be ready for the November 4 Board meeting.
 - b. Companion Animal Committee: The committee has not met since last Board meeting, and the upcoming meeting has been cancelled.
 - c. Woodlands Committee: A “treemendous” tree planting will take place on October 23. Peter Blank is checking to determine if GHI complies with the forest management agreement. The committee is considering converting open areas into “pocket parks” and possibly incorporating the idea into Greenbelt’s 75th anniversary celebration.
 - d. Buildings Committee: An agreement has been signed by GHI and the NAHB Research Center. There will be a kickoff meeting on October 24 at 2 p.m. for members participating in the pilot program to thank members, meet staff from the Research Center and provide updated timelines. The Board is invited (and encouraged) to attend. There will be a joint meeting with the Finance Committee on October 26 and the regular Buildings Committee meeting will occur on October 27. Discussion of strategies for outreach is on tonight’s agenda. Director Boswell explained that he would like to be invited to all committee meetings in November so that he can get the word out about the pilot program and the upgrade. A potential press release and letter from the President of the Board will be discussed later.
 - e. Marketing Committee: The recent community wide open house went well; approximately 70 people came out for it.
 - f. Communications: The committee discussed Facebook at its last meeting and came to consensus that the GHI logo should not be used on the group’s page, but rather a photo of the GHI sign would be more appropriate. Director Morse expressed his opinion that GHI should seek the advice of legal counsel on this matter; he will prepare a report. The Communications Committee also discussed their budget for 2011. Since the Web Team is considered part of the Communications Committee, the largest part of their budget is for the website redesign. \$6,000 was budgeted for printing, with a couple thousand more for delivery. Director Lewis shared that the committee discussed having a simple, unified image: the website should be the hub of all of GHI’s social media. Furthermore, everything printed or distributed by or about GHI should have the website address on it. The *Communicator* has lost its volunteer layout editor and the committee is currently looking for another volunteer to fill this role. The next deadline for submissions to the *Communicator* is November 15.

5. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA.

Moved: Boswell

Seconded: James

Carried 6

6a. Approval of Minutes: September 2, 2010

MOTION APPROVED BY CONSENT AGENDA: TO APPROVE THE MINUTES OF SEPTEMBER 2, 2010.

6b. Contract for Repairs, 8J Plateau Place – 2nd Reading

MOTION APPROVED BY CONSENT AGENDA: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH CPE, INC., FOR THE FALL REPAIRS OF CONCRETE SIDEWALKS AT 22 GHI SITES AT ITS BID, \$8,166.00, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$8,983.

6c. 9N Southway Boiler Room Renovation Contract – 2nd Reading

MOTION APPROVED BY CONSENT AGENDA: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH GOTT CUSTOM CONTRACTING, INC., FOR THE CONVERSION OF THE BOILER ROOM AT 9N SOUTHWAY TO STORAGE AT ITS BID, \$18,385, PLUS 15% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$21,143.

6d. Real Estate Tax Apportionment

Director Lewis explained the new real estate tax distribution system for the members in attendance, explaining that the individual tax assessment/bill will be known for each unit. To each unit's taxes will be added 1/1600 of the common areas' tax bill(s). Director Lewis explained that without the homestead tax credit application, an individual unit's taxes would go up approximately 300%. In order to qualify for this credit, a member must have lived in the unit for over a year, and the unit must be owner-occupied. The new tax system will not go into effect until 2012, but members will need to be prepared in 2011.

Director Lewis explained that there would not be enough time to address this topic at the annual meeting. Rather, a town hall meeting will be called in June to explain the impact on members and the cooperative as a whole. Before the town hall meeting, the Finance Committee proposes to meet individually with each member most impacted by this change (those with more than a 5% increase in their taxes). Because the impact will be known in 2011 (a year before the change takes effect), the committee will be able to share this information with each member individually. Director Lewis explained how this information sharing would be accomplished. In response to questions by Mr. Schuman as to whether real estate taxes will continue to be a part of the monthly coop fee and if the new system would permit individual members to challenge the tax assessment, Director Lewis responded in the affirmative. Director Lewis also noted that in past years, the sale price of a unit was not reported to the state; the state is now requiring GHI to submit the contract price of a unit when it has been sold.

Director Boswell stated that the member outreach and education sounds great and offered suggestions to the committee in furthering its outreach through GHI's website. For clarification purposes, President Agans explained how the homestead tax credit works noting that the procedure being used by the state would occur with every house that is sold in Maryland.

6e. Resale Fee Analysis

The Finance Committee reviewed current charges to the seller and purchaser, as well as the cost associated with transferring memberships. The committee recommends that instead of changing fees every few years that they be increased slowly each year from 2011 to 2013. The committee also found that GHI is not currently covering its costs for membership transfer transactions. The Finance Committee recommends that the proposed fee increase be built into the 2011 budget.

Mr. Shuman asked how the rates of inflation were chosen; he suggested that the inflation rates be linked to a known parameter for the region. Director Lewis and Mr. Joe Perry explained that there is no way to tie in an effect of inflation, as people are often paid more based on performance. Finance Committee Member Hess explained that the increases suggested were 3.5%, and were chosen because it was a \$30 increase (not based on a specific percentage of increase). He explained that the fees suggested can be increased or decreased based on Board feedback. The committee also decided to do away with the deposit for the GHI member handbook, and that the admin fee could be paid at settlement (which was a recommendation from the Marketing Committee). Mr. Shuman went back to his original comment, stating that he does support raising the fees. He clarified his thoughts by stating that it strikes him as off to be well above the current rate of inflation. Director Lewis also noted that the fees charged to buyers and sellers have not been raised in 20 years, which is why the increase is greater than current rates of inflation.

6f. Proposed Home Inspection Guidelines

The Board entered into lengthy discussion about the proposed home inspection guidelines. On a question about where this policy would be published, since the MOC states that GHI has the right to enter members' homes, Ms. Overdurff suggested that it be placed in the members' handbook as a more detailed explanation of cyclical, regular inspections. Several Board members offered changes to the suggested wording of the policy, whereupon President Agans asked Board members to send their edits to Ms. Overdurff. Agans then asked for comments on the policy itself which resulted in the following being asked and clarification provided: a) which keys are required by GHI for each unit; b) how would staff address the need for repairs that are noted during inspections; c) how to differentiate between the three-day notice that is specified in the policy and the need to gain access immediately in an emergency situation to avoid confusion; d) what standards are referenced in the section discussing hazardous conditions and for those that are deemed below acceptable standards and e) use of the word "cyclical" versus "regular" in terms of frequency of inspections. Staff responded to the questions and Board members offered suggestions on how to address their concerns for clarification purposes. No action was taken; President Agans instructed Board members to provide any suggestions for rewrites to Ms. Overdurff.

6g. Snow Disaster Plan

Mr. Berres explained that a task force was formed at the request of the Board to discuss GHI's policy for handling major snow events and to rework/refine a set of procedures that staff already had in place for clarity. The resulting document is a good one for dealing with carious snow and ice events, clearly delineating responsibilities. The task force group also discussed how GHI's role fit with the City of Greenbelt's responsibilities, although a conclusion in that area has not been determined.

The floor was opened to questions from Board members about the snow removal plan. Questions ranged from those about supporting equipment, including front-end loaders to remove snow from court parking lots (which had inadvertently been left out of the chart), to the impact on pets in the use of magnesium chloride versus rock salt. There appeared to be consensus that the section of the report on member responsibilities be placed more prominently. Although the report in its entirety will not be

shared with the membership, it is the task force's goal to get the snow removal procedure onto the website.

To a question whether GHI is being proactive in getting contracts for equipment, Mr. Berres stated that contracts have not yet been sought but that GHI has standing informal agreements with several underground utility contractors who have helped GHI in the past.

Audit Committee member Wilkerson asked for clarification about members' responsibility for removing snow from sidewalks outside of their individual yard boundaries as well as who is the responsible party to clear the sidewalk behind her home that runs parallel to her yard. Mr. Berres responded that as GHI's policies are currently written, members are responsible for sidewalks within their yard boundaries up to shared sidewalks; shared sidewalks are a shared responsibility when located between homes. With regard to the sidewalk outside Wilkerson's gardenside yard area, Berres explained that it is partly the responsibility of GHI and partly the responsibility of the City of Greenbelt. However, this particular sidewalk is on the secondary tier because it is not considered a primary egress. He clarified that staff will eventually clear the sidewalk, but not necessarily in a timely manner. Berres then stated that there is nothing in the snow report that would preclude members from clearing sidewalks outside of their yards, but that it does not necessarily encourage members to go out and clear those sidewalks; it clearly outlines the minimum responsibility for each party.

There was additional discussion with reference to the county code regarding shoveling, the city's ordinance about snow shoveling, who is responsible for clearing public sidewalks outside of GHI property, the value of the map refined by the snow task force, and the need for both the city and GHI's plans to align. Comments were also given that members should be held responsible to clear snow from both the front and back of their homes since the members' handbook mandates members clear vegetation from those areas. A suggestion was offered that courts could get together and determine who is unable to shovel so that other members of the court can do it for them. Additionally, Mr. Berres stated that GHI does not plow parking spaces because it does not want large machinery near parked vehicles; rather, it provides egress to parking areas.

President Agans sent a list of suggested edits and clarifications earlier this afternoon. These suggestions included definition of a common walkway and clarification on the difference between priority and primary walkways. Mr. Berres explained that terminology is tough in a text-only document; there will be a sidewalk map accompanying the report that will help to clarify the ambiguities. The map will be denoted with color markings and will be available electronically so that members can see specificity within their own courts. Director Morse inquired if inner-walkways were included in the document. Mr. Berres explained that they are included in the document, but are second tier priority. He then gave an example of first and second tier walkways in Director Morse's court.

Director Wartell suggested that someone write an article for the *Communicator* on etiquette for snowfall. Mr. Berres will write the article.

Mr. Shuman asked a question about liability concerning shoveling. He asked who would be legally responsible if he clears a neighbor's sidewalk and someone slips and falls there. While the answer will not stop him from clearing neighbors' sidewalks, he would like information about it.

Director Boswell stated that the Board was spending a good amount of time on this subject; he asked what the next step would be. President Agans stated that no motion was needed; she will send a formal thank-you letter to the snow task force group. The policy will not be rewritten until after the meeting between GHI and the City of Greenbelt.

6h. Pilot Program Outreach Strategy

Director Boswell explained that the Buildings Committee and group of members interested in the pilot program want to make sure that the Board knows they have been talking about the best way to get the word out. The Buildings Committee sees an opportunity to solicit help from the Board and talk to their neighbors about the program. Director Boswell explained that the committee should standardize their sharing of information. He directed Board attention to two attachments: a potential press release announcing the grant from the Department of Energy and discussing the pilot program, and a draft of a letter to be sent to all members. Director Boswell then asked what the approval mechanism should be for news releases, advertising in the *News Review*, and posting on the Greenbelt Patch website. President Agans stated that because the Buildings Committee has provided the Board with a plan and the language that will be used again and again, the committee can go ahead with information sharing with the exception of big announcements (exact dollar amounts, date of membership meeting, etc.). She explained that generic information could simply be shared by the Buildings Committee, but that Ms. Overdurff and President Agans should be informed before announcements go out.

Director Lewis asked about the benefits outlined in the fourth paragraph of the President's letter to the membership. She suggested that the letter might be overstating the benefits, potentially setting the Board up for failure. Director Boswell responded by stating that the Buildings Committee used the Ardently Green report and that they will have more information from the Research Center. However, he did concede to her point and suggested that the letter simple state that new doors and windows provide energy savings and increased comfort in an effort to soften the language. Audit Committee member Hess suggested keeping the sentence as written, but adding "Reports we have received so far show..." to the beginning of the sentence.

President Agans compiled a list of suggested edits for the letter to members. She suggested that the outlook should be changed to a more immediately time frame. In the first paragraph, third sentence, Ms. Agans suggested changing "2040" to "2020" or "in the future". Board members were then directed to send their edits to General Manager Overdurff. There was a question about the length of the press release; it was explained that the media could take what they wanted from it. Director Boswell stated that the letter and press release should be taken as GHI's official position and should be referred to when the Board or staff are speaking about the upgrade or pilot program. It was decided that members should be notified before the press or legislators. Director Morse suggested that the letter/press release be rewritten to address the specific needs or position of specific legislators before it is sent to them. Ms. Overdurff stated that nothing should be sent to legislators until January, when the newly elected officials will take office.

Director Boswell then shared that the original goal of the Buildings Committee was to have a membership meeting in late January. The report from Ardently Green supports the committee's request for financing of the pilot program. However, the Research Center will have their recommendations ready in February or March, which may or may not look similar to those made by Ardently Green. Director Boswell asked if it would be worth the extra few months for more information from a credible agency. He went on to explain that if the meeting is delayed, it is likely that we will miss the 2011 construction season for insulation on pilot homes. However, more information would help in the discussion with members. Director Boswell stated that should members vote down the program, with or without the added information from the Research Center, it doesn't matter if we miss the 2011 construction season. Several Board members expressed concern about the tough battle that the Board and the Buildings Committee will be facing. Director Lewis stated that the Board does not need membership approval for the pilot program, but that membership approval is needed for the total upgrade. She expressed that without data, the Board and committee will be unable to sell the pilot program to the membership. Director Lewis suggested that the membership meeting take place for the

purpose of information sharing and education. She then asked how much money the Board dared to spend without the approval of the membership.

General Manager Overdurff reminded the Board that the former rehab was a success in part because of the frequent communication with members. She stressed that before proceeding with anything, the Board should take time to make sure that members really understand what is being done. She stated that the meeting may need to be pushed back in order to do so.

Director Morse shared that his impression was that a membership vote had already been publicized. He warned that going back on that might give additional reason for members to distrust the Board and make them vote against the total program. Director Lewis stated that she did not remember voting for a total membership vote on the pilot program. She expressed that the membership needed to be sold on the total upgrade, and that the information from the pilot program would be needed in order to do that.

Director James shared his experience from the first rehab, which was necessary as the heating systems were condemned. Because the coop had to borrow the money, membership approval was needed. In this case, he explained, GHI could take from its savings without borrowing money. Director James then suggested devising a plan B, perhaps doing the upgrade piecemeal (for example, replacing windows to see what the benefit is).

Director Morse stressed that the main goal of the Board is to maintain credibility, which is a fundamental part of buy-in. He urged the Board to consider not what they are formally obligated to do, but whatever will maintain credibility and transparency. Director Lewis stated that the Board would not have credibility until data has been collected from the pilot program. She stated that the Board doesn't want ill-informed members voting the program down because they are afraid that they will not be able to afford it. Director James cautioned that some members have done upgrades and will have real data to present at the membership meeting, stating that they will not need the upgrade based on what they have already done in their homes. Director Wartell suggested selling the benefits based on the total rehab versus the piecemeal work done by members on their individual units.

MOTION: TABLE THIS DISCUSSION UNTIL THE NEXT BOARD MEETING BECAUSE IT HAS NOT BEEN ADEQUATELY DISCUSSED YET.

Moved: Morse

Seconded: McFadden

Tabled

The Board decided that they needed to communicate via email with greater specificity and at length. Director James stated that if the pilot program is brought to a membership meeting for a vote, it could get voted down. However, if the Board decided to proceed without a vote, 10-15 members could petition to bring the vote before the entire membership. A question was raised about the limit the Board could spend from reserves; the Bylaws do not specify a limit. Audit Committee member Hess stated that when this item comes up on the next Board agenda, it couldn't be tabled.

6i. **Contract for 2011-2013 Custodial Services for Administration Building – 1st Reading**

Mr. Ralph shared that the low bid came in for \$6000 less than the previous custodial service's bid in past years. The current company has been working in GHI for the past three years; staff has been satisfied with their services. He shared that when the current company heard that they were not the low bidder, they asked if they could resubmit a bid. Mr. Ralph informed the company that that is not how GHI does business.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A THREE-YEAR CONTRACT WITH ALTRO JANITORIAL & MAINTENANCE SERVICES TO PROVIDE JANITORIAL CLEANING SERVICES FOR THE

ADMINISTRATION BUILDING AT A COST NOT TO EXCEED \$19,740 IN THE FIRST YEAR, \$20,727 IN THE SECOND YEAR AND \$21,763 IN THE THIRD YEAR. THESE AMOUNTS INCLUDE AN ALLOWANCE OF 5% TO COVER ANY CONTINGENCIES THAT MAY ARISE.

Moved: Boswell

Seconded: Morse

Carried 6

Audit Committee member Hess asked how much money GHI has in multi-year contracts, as the Bylaws limit multi-year contract funds to \$200,000 (though insurance is not included in this stipulation). Mr. Ralph will look into the amount of funds in multi-year contracts, and the Finance Committee will look at that particular Bylaw at its next meeting, as it seems not to be practical.

6j. Offer for Fixed-Rate Contract for Electricity Generation and Transmission Price – Clean Currents

General Manager Overdurff explained that GHI's current contract with an electricity buying group is up in June of 2011. There is a \$150 fee to renew the contract. She explained that this could be an opportunity to look into other buying clubs or offers. Ms. Overdurff stated that Clean Currents approached the membership a year ago, and that their prices were higher at that time. Because electricity is at a low rate, locking in a rate now would put GHI in a good position before the winter. There is a choice between a one-year and two-year fixed rate. Clean Currents has also offered to donate 10% of their net profit on a quarterly basis to the Greenbelt Foundation; for that donation to be made, GHI would have to agree to a 24-month contract. However, she explained, this may be a safer option even though the rate for kilowatt hour is higher.

Director James pointed out a difference in the donation amount to the Greenbelt Foundation noted on the flyer and in the Manager's Memo. Ms. Overdurff explained that the flyer, stating a donation of \$15 would be made, was for members. Director James then asked about the energy rate listed on the CQI website; this rate is for residential customers.

President Agans asked if the energy from Clean Currents is all from wind power. Ms. Overdurff explained that customers could choose what they want. Director Boswell explained the options to the Board, stating that he was leaning toward a 2-year contract with 100% wind power and carbon offsets; this would yield a \$4000 savings over GHI's current energy provider.

Director Morse asked if energy could be purchased the same way that contracts are sought, by asking companies to submit competitive bids. He then asked what would happen if Clean Currents goes bankrupt during the course of the contract, as he does not know how financially sound they are. Director Morse stressed that the Board tends to look at whether or not contractors can realistically offer such a low price. Ms. Overdurff explained that the price quoted is based on a group pool, which is the better way to buy electricity; this is not the same kind of process as bidding for contracts. In response to Mr. Morse's second question, GHI would sign a contract with an electricity supplier, not with Clean Currents. Because the contract is not with Clean Currents, GHI is protected with a large supplier for the generation of electricity.

Mr. Shuman offered that he is fundamentally opposed to account maintenance fees, which is what the \$150 renewal fee for CQI is.

Director Lewis stated that this decision should not be made based solely on the contribution to the Greenbelt Foundation, since GHI could contribute in other ways. She then offered to recuse herself from the vote because she was on the Board of the Greenbelt Foundation for a long time. Director Morse stated that GHI should request clarification on how Clean Currents calculates their net profits, as it is easy to play around with figures to show that a company is not experiencing a net profit. Director

James shared that he does not feel comfortable using other people's money to make a statement by choosing wind power and donating to an environmental group. Director Boswell reminded Director James that the savings between choosing total wind power and no wind power was discussed. In his opinion, the additional \$1000 for choosing wind power will be offset by the marketing power of being able to say that GHI uses wind power.

Director McFadden made the motion. Director Morse suggested a friendly amendment that would allow the percentage of wind power to be decided by the General Manager; Director McFadden did not accept the amendment.

MOTION: TO ACCEPT THE 24-MONTH CONTRACT WITH 100% WIND POWER.

Moved: McFadden

Seconded: Boswell

Carried 6

Opposed 1

Mr. Shuman stated that the power coming through GHI's power lines is not necessarily from wind farms; it must be assumed that Clean Currents is supporting wind power elsewhere on the grid. Another member in attendance shared that GHI would be making a political statement if they chose to support coal energy as well. Director Boswell shared that he asked for feedback on Facebook; the eight responses he received were all positive toward wind energy. Director McFadden will write a short article for Facebook, the GHI website, and the *News Review* explaining GHI's decision to choose Clean Currents wind power.

7. Items of Information

The calendar lists the Finance Committee meeting for November 5; it will actually be a joint meeting with the Buildings Committee on November 3. To date, no applications have been received to replace the ninth Board member.

8. President

President Agans shared that initial contacts have been made with Senator Pinsky and Delegate Ross concerning the tax situation and pursuing a potential political solution for chopping up GHI land. She then asked what the Board would like to do at this point about changing the law. Some suggestions included asking for an exception to the law or amending the law to restore the status quo for cooperatives. President Agans stated that coops had an exemption on the homestead tax credit for 50 years. Director Lewis stated that individual tax bills will initially be a lot of work, but will be more justifiable in the long run. Audit Committee member Hess stated that if the government will not return the system to how it was in the past, it would be helpful if they would incorporate the common areas so that there are 1600 parcels. For those members who live here, he explained, the homestead tax exemption applies to all parts of the real estate taxes that they pay; this would make it easier for the state to recognize that when he purchased into the membership, he purchased a portion of the common areas as well. President Agans stated that is a whole separate issue to pursue. Mr. Hess argued that all GHI land has the same landowner: GHI. Because of this, all of the land should be eligible for the homestead tax credit.

Director Lewis shared that she is not sure the Board's energy will be worthwhile in this situation; they do not have a clear picture of what they are asking legislators to provide. Mr. Perry stated that the approach is for the cooperative to argue that everyone, regardless of when they move in, is eligible for the homestead tax credit. Director Boswell stated that while GHI is owner occupied, all GHI members do not get the benefit of the tax credit with the way it is written.

Director Morse stated that with the small segment of the market occupied by coops, the change should not cost the state much money. Mr. Hess again stressed that the argument must be made that the homestead tax credit needs to continue to apply to the common parcels; traditionally it has.

MOTION: THAT WE DO NOT MOVE FORWARD WITH LEGISLATORS ON THIS ISSUE AT THIS TIME.

Moved: Lewis

Seconded: Wartell

Carried 7

President Agans shared that staff and some Board members had a meeting with WSSC; they want to go ahead with the project. Director Lewis shared that GHI staff members in attendance were fabulous. Because of their questions, it was learned that what WSSC is proposing has never been done before; this would be their first attempt. They have done directional boring, but never with the bundling of pipes. Director Lewis shared that Mr. Sporney's questions made it clear that this project will not be easy. No decisions were made at that meeting; the WSSC representatives need to bring the information back to their managers. Director James shared that some of the arguments from WSSC representatives were bogus. He stated that it does not seem that they have a way of forcing the issue on GHI at this time, but that GHI should be proactive and not wait for them to make the next move.

9. Board Members

Director Boswell asked the Board to email him with additional ideas for the Buildings Committee outreach strategy.

Director James apologized for missing the upcoming meeting on committees, as that is the New Deal Café's monthly meeting.

Director Lewis encouraged all in attendance to take advantage of early voting, which starts tomorrow.

President Agans shared the proclamation from Coop Month.

Director Morse shared a follow-up to the snow policy. During the big snow storm, he noticed one section of sidewalk that was clear and pleasant to walk on: the inner walkway in front of Mr. and Mrs. Wilkerson's house.

Audit Committee member Hess noticed that the upgrade meeting kickoff is not on the calendar, and that the Board and Finance joint meeting will be on November 3.

Ms. Laura Moore shared that she will apply for the vacant Board position tomorrow.

Mr. Ralph shared that the work is proceeding on 61 Ridge Road and is going well. The contractor hopes to finish before Thanksgiving if everything continues to go well. That would mean two months for those members to be out of their homes. When the Board expressed disbelief at the length of time those members would be displaced, Audit Committee member Wilkerson shared that a tree fell on her row on July 25, and the affected member is still not back in his home. Mr. Ralph then shared that a survey was conducted on grounding wires. The preliminary report shows that there is improper grounding in other places. At the November 4 budget presentation, he hopes to give the Board specific costs to remedy the situation. Of the homes surveyed to date, 80% were found to have improper grounding; all were done in the last rehab.

10. Manager

Ms. Overdurff shared that there will be a memory screening event on November 16 held by Greenbelt CARES. It will take place at the Community Center in room 103 from 10-12. She encouraged the Board to tell their neighbors if they thought they could benefit.

President Agans shared that she received a letter from Martha Heil regarding the Companion Animal Committee.

Director Lewis stated that she would be speaking to 30 people at NCB on October 28; she will speak about GHI as part of coop month and distribute brochures.

MOTION: TO ADJOURN.

Moved: Boswell

Seconded: Wartell

Carried 7

The meeting adjourned at 10:18 p.m.

Ed James
Secretary