

Minutes  
**GHI BOARD OF DIRECTORS**  
November 17, 2011

Present: Boswell, Hess, James, Jones, McFadden, Moore, Morse, Novinski, and Wartell

General Manager Gretchen Overdurff  
Assistant General Manager Eldon Ralph  
Joan Krob, Director of Member Services  
Joe Perry, Finance Director  
Tom Sporney, Mgr. of Technical Services

George Bachman, Assistant Maintenance  
Manager  
Dianne Wilkerson, Audit Committee Chair  
Debbie Cooley, Audit Committee  
Bob Snyder  
Altoria Ross, Recording Secretary

President Boswell called the meeting to order at 7:59 p.m.

1. Approval of Agenda

Items 6d Shed Rules, 6e Real Estate Taxes Surplus, and 6f. Succession Policy were added to the agenda.

**MOTION: TO APPROVE AGENDA AS AMENDED**

Moved: Hess

Seconded: Moore

Carried 9

2. Visitors and Members

President Boswell welcomed visitors and members.

3. Approval of Membership Applications

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

- MEADOW PLATT AND TIMOTHY PLATT, TENANTS BY THE ENTIRETY, 18T RIDGE ROAD
- ELIZABETH TWIEG, SOLE OWNER, 16S RIDGE ROAD
- SUSAN A. HARRIS, SOLE OWNER, 5J RIDGE ROAD

Moved: James

Seconded: Hess

Carried 9

**MOTION: THE BOARD OF DIRECTORS APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGE:**

- JANE STERN OF 5K GARDENWAY BE CHANGED TO JANE STERN AND SUSAN STERN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

Moved: James

Seconded: Hess

Carried 9

#### 4. Committee Reports

- Additions Maintenance Program- Director McFadden said the task group is planning a pre-bid meeting to invite interested contractors including a tour of the additions. Contractors would survey heated additions. Bids would be tentatively due in January and the next month perhaps chooses a contractor.
- ARC – Director Novinski stated at its last meeting it dealt with five exceptions this month.
- Bylaws Task Force – Director Novinski reported the committee is working on living trusts and the contract sections.
- Communications Task Force – Vice President Moore said she is excited about the email announcement service. The service is still within the 30-day period. November 28 is the next meeting.
- Companion Animal Committee – President Boswell attended the last meeting. Director Wartell told the Board that the committee is working on a survey in conjunction with the disaster plan to indicate whether members have pets, and members are able to withstand a disaster. The committee is also trying to regulate the animal waste problem. To do so, committee members are using maps and staking out possible locations for waste reminders.
- Finance Committee – Director Hess mentioned the committee had three items already addressed at the GDC meeting and that the real estate tax is on the agenda. The committee recommends no action on solar energy at present.
- Woodlands Committee – Director James announced the committee will have a workday on December 3 at Hillside and Woodland. December 21 is the next meeting. The committee is planning a monument for the city's 75<sup>th</sup> anniversary.
- Ad-Hoc -Yard Line Committee – Director Novinski said the committee is working on Crescent 1,3, and 5.

#### 5. Consent Agenda

### **MOTION: APPROVE THE CONSENT AGENDA.**

Moved: Hess

Seconded: Jones

Carried 9

#### 6a. Approval of Minutes: October 20, 2011

### **APPROVED BY CONSENT AGENDA: GHI BOARD MEETING MINUTES OF OCTOBER 20, 2011**

#### 6b. 2011 Community Beautification Program Final Report

Assistant Maintenance Manager George Bachman gave a report of the findings for the 2011 Beautification Program.

6c. 3<sup>rd</sup> Quarter Financial Statements

Finance Director Joe Perry reviewed the financial statements with the Board.

6d. Shed Rules

The Board reviewed the rules with Tom Sporney. President Boswell placed the item on the December 1 agenda to be advertised to the community with invitations to members with pending exceptions.

6e. Real Estate Taxes Surplus

**MOTION: THE FINANCE COMMITTEE RECOMMENDS TO THE BOARD OF DIRECTORS THAT IT ADOPTS FOLLOWING POLICY:**

**ANY SURPLUS OR SHORTAGE BETWEEN REAL ESTATE TAXES COLLECTED AND PAID WILL BE TREATED AS ANY OTHER BUDGET SHORTAGE OR SURPLUS. IF THERE IS A SUBSTANTIATED SURPLUS OR SHORTAGE IN A SPECIFIC MEMBER'S REAL ESTATE TAX DUE TO AN APPEAL OF THEIR REAL ESTATE TAX ASSESSMENT, CHANGE IN HOMESTEAD TAX CREDIT, CHANGE IN THE HOMEOWNERS REAL ESTATE TAX CREDIT, OR OTHER SIMILAR PROGRAM, GHI WILL REFUND OR CHARGE THE MEMBER FOR THE DIFFERENCE. AS ALWAYS THE BOARD OF DIRECTORS MAY MAKE EXCEPTIONS TO THIS POLICY IN UNUSUAL CIRCUMSTANCES.**

Moved: Hess

Seconded: Jones

Carried 9

6f. Succession Policy

Director Hess as corporate officer will take over running the meeting in the absence of the president and vice president.

**MOTION: THE SUCCESSION POLICY ORDER IS PRESIDENT, VICE PRESIDENT, TREASURER AND THEN SECRETARY.**

Moved: Jones

Seconded McFadden

Carried 9

At 10:00 p.m., the meeting progressed to the president's report.

7. President

President Boswell asked about the status of the Dorothy Lauber tribute. He also mentioned that he will be out of town for Thanksgiving through Monday and the week after New Year's.

8. Board Members

- Director Moore – Stated she will be gone for Thanksgiving and the day after.
- Director Hess – Mentioned he is going away for Thanksgiving.

9. Manager

General Manager Overdurff mentioned a book about Greenbelt written by museum curators, Jill St. John and Megan Searing.

**MOTION: TO ADJOURN**

Moved: Hess

Seconded: McFadden

Carried 9

The meeting adjourned at 10:05 p.m.

Ed James  
Secretary