

Minutes  
**GHI BOARD OF DIRECTORS**  
December 1, 2011

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

Others in Attendance:

General Manager Gretchen Overdurff	Carl Gregerson
Joan Krob, Director of Member Services	Chris Shuman
Joe Perry, Finance Director	Jeannette Holman
Tom Sporney, Mgr. of Technical Services	Damien Ossi
Monica, M.S Administrative Assistant	John & Linda McBride
Dianne Wilkerson, Audit Committee Chair	Tom & Johanna Jones
Bill Edwards, Audit Committee	Altoria Ross, Recording Secretary

President Boswell called the meeting to order at 7:34 p.m.

1. Approval of Agenda

**MOTION: TO APPROVE AGENDA**

Moved: Hess

Seconded: McFadden

Carried 9

2. Visitors and Members

President Boswell welcomed visitors and members.

Chris Shuman openly thanked Matt Berres and George Bachman for the recent improvements.

Carl Gregersen spoke of the financial difficulty that he and others on fixed income will endure because of the recent real estate tax assessments. He also voiced concern about the yearly increases in co-op fees and suggested eliminating some maintenance positions to hold costs down. He mentioned instances where he witnessed maintenance employees wasting time and resources. Mr. Gregersen was encouraged to contact the management office immediately when such behavior is observed.

3. Living Trust – Donald J. and Joanne S. Volk

This item is on the consent agenda.

4. Approval of Membership Applications

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

- **MARY LEE PLATT AND KENNETH E. PLATT, TENANTS BY THE ENTIRETY AT 6-H CRESCENT ROAD.**

Moved: James

Seconded: Morse

Carried 9

**MOTION: THAT THE BOARD OF DIRECTORS APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGE. DONALD J. VOLK AND JOANNE S. VOLK OF 17-B RIDGE ROAD IS CHANGED TO THE DONALD VOLK REVOCABLE TRUST OF 2011 AND THE JOANNE S. VOLK REVOCABLE TRUST OF 2011.**

Moved: James

Seconded: Morse

Carried 8-1

Opposed: Hess

5. Committee Reports

- Additions Maintenance Program- Director McFadden said the task force met with two contractors who attended the pre-bid meeting. They got to see two additions. Friday, January 13 is the deadline for bid submissions.
- Buildings Committee – The committee plans to host a workshop on January 7<sup>th</sup> from 2-4 p.m. entitled “Be Warmer in Your GHI House.”
- Companion Animal Committee – Director Wartell noted that the CAC is continuing to search for places to post signs to encourage people to pick up their animal’s waste.
- Woodlands Committee – Director James said there would be a woods cleanup on Saturday between 10:00 a.m. and 12:00 noon at Hillside and Woodland Way.

6. Consent Agenda

**MOTION: APPROVE THE CONSENT AGENDA.**

Moved: Novinski

Seconded: McFadden

Carried 8-1

Opposed: Hess

**MOTION APPROVED BY CONSENT: THE BOARD OF DIRECTORS APPROVES THE ADDENDUM FOR TRUST OWNERSHIP AND TRUSTEE’S AFFIDAVIT OF DONALD J. VOLK, TRUSTEE OF THE DONALD J. VOLK REVOCABLE TRUST OF 2011 AND JOANNE S. VOLK, TRUSTEE OF THE JOANNE S. VOLK REVOCABLE TRUST OF 2011, THEREBY ALLOWING THEM TO PLACE THEIR MEMBERSHIP AND EQUITY INTEREST INTO A LIVING TRUST DATED OCTOBER 26, 2011.**

7a. Yard Line Certification: 11 Ridge Road

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 11 COURT RIDGE ROAD AS PRESENTED.**

Moved: James

Seconded: Hess

Carried 9

7b. Proposed Rain Barrels, 14L Hillside

On October 21, 2011, the member at 14L Hillside submitted a permit request to install two black in color Rainsafe rain barrels at downspouts in the yard. GHI rules state that granite is the only color allowed. The Architectural Review Committee reviewed the request and voted in favor of allowing black color rain barrels in this particular case. It was the sense of the Committee that the color black is not an incompatible color. The Board discussed the issue of and the following motion was carried:

**MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE INSTALLATION OF TWO BLACK RAINSAFE RAINBARRELS IN THE YARD AT 14L HILLSIDE ROAD.**

Moved: Hess

Seconded: Wartell

Carried 9

The Board instructed staff to bring back information as to what color rain barrels are available for the Board's further review.

7c. Proposed Gardenside Fence with Gate Across Common Sidewalk Outside Yard Boundary, 11G Ridge Road

This item was deferred since the member at 11G Ridge Road could not be in attendance.

7d. Proposed Double-hung Window in Gardenside Addition, 2D Gardenway

On October 30, 2011, the member at 2D Gardenway submitted a permit request to install replacement 3-piece horizontal sliding window and a double-hung window in the gardenside addition at that address. GHI staff pointed out that the proposed double-hung window conflicted with GHI rules and the matter was heard by the Architectural Review Committee on November 9, 2011. ARC voted 6-0-0 that the double hung window in the gardenside addition at 2D Gardenway be granted as an exception because it is an existing condition and is not an original GHI structure. After a brief discussion with the member present, the following motion was made:

**MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE INSTALLATION OF A REPLACEMENT DOUBLE-HUNG WINDOW IN THE GARDENSIDE ADDITION AT 2D GARDENWAY.**

Moved: Morse

Seconded: James

Carried 9

7e. Proposed Revision to GHI Shed Rules

A subgroup of the Board of Directors has been formed to further review shed rules. The Board discussed the task group's proposed revision to IX. Storage Shelters - Sheds offered for consideration that resulted from the Board's discussion on November 17, 2011. It was noted that the proposal allows trash sheds next to the home (where most people have them anyway), vinyl sheds (reinforced if over 50 sq. ft.), and 10x20 sheds for most block homes (since they have no attics).

**CONSENSUS: THAT THE SUBGROUP MEET TO FURTHER REFINE THE REVISED LANGUAGE FOR STORAGE SHELTERS – SHEDS BASED ON TONIGHT'S DISCUSSION AND BRING IT BACK TO THE BOARD.**

7f. Expenditure Authorization #1 for 2012, 1<sup>st</sup> Reading

**MOTION: THE BOARD OF DIRECTORS APPROVES, FOR FIRST READING, EXPENDITURE AUTHORIZATION #1 FOR 2012 IN THE AMOUNT OF \$9,364,349.00.**

Moved: Hess

Seconded: Morse

Carried 9

8. Items of Information

The Board was provided with the 2012 Board Meeting Schedule and Board/Committees task lists.

9. President

President Boswell reminded everyone about Gretchen's reception on Sunday, December 11, 2011. He noted there would be a town hall meeting to introduce Eldon and to have committee chairs answer questions in February. He mentioned that the meeting on December 8 with Transition Guides Meeting is not open to the membership.

10. Board Members

- Director Jones – Asked for clarification on how existing shed rules are enforced.
- Director McFadden – Reminded everyone about the importance of the electrical inspection inasmuch as the recent fire was attributed to an overloaded power strip.
- Director Moore – Noted that twelve members signed up after Sherri Swain sent out the email.
- Director Wartell – Suggested a forum be arranged for people on fixed incomes

11. Manager

General Manager Overdurff stated that thus far, \$380 has been donated for Dorothy Lauber's Memorial.

**MOTION: TO ADJOURN**

Moved: Hess

Seconded: McFadden

Carried 9

The meeting adjourned at 9:30 p.m.

Ed James, Secretary