

Minutes
GHI Board of Directors
February 23, 2006

Present: Abell, Alexanderwicz, Hess, Hudson, Lauber, Eichhorst, Lewis, Alpers, and Moore

Excused Absence:

Others in Attendance: Gretchen Overdurff, General Manager
Stephen Ruckman, Director of Finance
Joan Krob, Director of Member Services
Eldon Ralph, Director of Physical Plant Operations
Tom Sporney, Staff Engineer
Dianne Wilkerson, Chair, Audit Committee
Diana McFadden, Audit Committee
CJ Evans, Recording Secretary
David Morse
Elizabeth Shepard
Beverly Dziduch

President Eichhorst called the meeting to order at 7:31 p.m. She revised the meeting agenda, moving the Community Beautification Program to item 6a and removing the Smith Barney agenda item. She stated there was no need for Executive Session as it was held prior to the meeting.

1. Approval of Agenda

MOTION: MOVE APPROVAL OF THE AGENDA AS REVISED.

Moved: Hess Seconded: Lauber Carried

2. Visitors and Members

David Morse brought a concern to the Board. During the last snow fall, a large portion of a tree fell on a power line in his court. Pepco didn't immediately respond to the report of the potential fire threat. It was recommended by President Eichhorst that this issue be taken up with the City.

3. Discussion of Minutes

MOTION: MOVE APPROVAL OF THE MINUTES OF FEBRUARY 9, 2006 AS REVISED.

Moved: Hudson Seconded: Alpers Carried

4. Approval of Membership Applications

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

- PETER J. BLANK
- THOMAS B. WISE

- **ALEXANDER BROWN AND EMILY BROWN**

Moved: Lauber

Seconded: Alexanderwicz

Carried

5. Committee Reports

Treasurer Lewis announced that the Finance Committee Report on the Garage Policy and Addition Maintenance Program would be addressed later in the meeting.

6a. 2006 Community Beautification Program

The video Green Concrete, provided by SDP committee member Chris Logan, was presented to the Board, which addressed the problem of invasive plants. Discussion followed with ideas for improving the 2006 Community Beautification Program to start May 15th. Director Hudson opined that the program should continue as positively as possible, citing yards grossly out of compliance, rather than looking for small violations. Hedge height and setback were discussed with the Board in agreement to change setback requirements from 18” for common walks and 12” for shared sidewalks to 6” for both. Opinions on hedge height were varied, with Director Alpers voicing the desire to keep hedges uniform in appearance. Director Alexanderwicz mentioned that cutting hedges back into height compliance may cause severe harm to the plant. Director Hess felt that hedge height should only be enforced if it became excessive. Director Moore stated that the rules should apply to everyone and if they are not enforced, they should be discarded. Treasurer Lewis added that along with rules, strategies for compliance are necessary.

CONSENSUS: TO APPROVE OF A HEDGE SETBACK REQUIREMENT OF 6”. HEDGE HEIGHT REGULATIONS WILL BE BROUGHT BACK TO THE BOARD ON A FUTURE AGENDA.

Director Hess suggested charging \$35 per hour for correcting hedges for this year only for members who do not comply with hedge requirements. Treasurer Lewis felt the different charges would be confusing and suggested using the same procedures as last year.

CONSENSUS: MEMBERS WOULD BE CHARGED THE \$50 PER HOUR FEE-FOR-SERVICE COST FOR YARD BEAUTIFICATION CORRECTIONS SHOULD THEY NOT COMPLY WITH REQUIREMENTS.

Member Elizabeth Shepard suggested selecting a few “hot topics” that would be focused on each year to encourage members to bring those certain areas into compliance rather than citing *all* yard violations. Director Alpers made the point that if yards are not cited for violations, members will assume that they are sanctioned. She added that GHI’s rules should be enforced. Director Hudson was not in favor of “hot topics”, but felt that GHI should focus on the acknowledgement of beautiful yards and cite clear violations, while not searching for violations during the Community Beautification Program. He was in favor of enforcing the GHI rules, but did not think it should be part of the same program. For instance, someone who had three sheds in their yard would not be cited as a part of the Community Beautification Program, but would be brought to the attention of Staff Engineer Tom Sporney because of the rule violation. Director Hess suggested that a separate inspection of the community be conducted to address shed violations and other larger issues.

CONSENSUS: THE BOARD DIRECTS STAFF NOT TO ENFORCE GHI RULES ON SHEDS – OTHER THAN REGULAR MAINTENANCE – DURING THE COMMUNITY BEAUTIFICATION INSPECTIONS.

CONSENSUS: TO CONTINUE THE COMMUNITY BEAUTIFICATION PROGRAM IN THE SAME MANNER AS LAST YEAR, NOT FOCUSING ON RULE VIOLATIONS WITH REGARD TO SHEDS AND HEDGE HEIGHT UNTIL THE BOARD RE-VISITS THESE ISSUES.

6b. Standing Committee Guidelines

Manager Gretchen Overdurff presented a re-draft of the Standing Committee Guidelines for the Board to review.

MOTION: THE BOARD OF DIRECTORS APPROVES OF REVISIONS DATED FEBRUARY 14, 2006 TO THE GHI GUIDELINES FOR BOARD APPOINTED STANDING COMMITTEES AND ADOPTS THEM FOR USE EFFECTIVE IMMEDIATELY.

Moved: Hudson Seconded: Alexanderwicz Carried

6c. Master Insurance Policy Deductible

MOTION: THE BOARD OF DIRECTORS REVISES ITS INSURANCE COVERAGE POLICY FOR RESPONSIBILTY FOR PAYMENT OF THE CO-OP’S DEDUCTIBLE TO REQUIRE MEMBERS TO BE RESPONSIBLE FOR PAYING THE CO-OP’S DEDUCTIBLE. IN ALL OTHER SITUATIONS, THE DEDUCTIBLE RESPONSIBILITY WILL BE HANDLED ON A CASE-BY-CASE BASIS.

Moved: Hess Seconded: Lewis Carried

6d. Finance Committee Recommendation

I. Garage Policy

Treasurer Lewis reported for the Finance committee stating that the committee had really grappled with garage issues, with the inspections becoming a disaster. The committee’s recommendation for garage fees and usage was to stress what it means to live cooperatively, emphasizing the importance of following the rules. If members are unable to follow the rules, they will lose the privilege of renting a garage.

MOTION: THAT THE CURRENT TWO-TIER FEE STRUCTURE BE MAINTAINED. IF A MEMBER WISHES TO RENT A GARAGE FOR A VEHICLE AND NO VACANT GARAGE IS AVAILABLE IN THE APPROPRIATE COURT THE GARAGES IN THAT COURT WILL BE INSPECTED. IF A GARAGE IS FOUND BEING USED FOR STORAGE IMPROPERLY (I.E. THE APPROPRIATE FEE IS NOT BEING PAID) THE RENTER FORFEITS THE PRIVILEGE TO RENT A GARAGE FOR ANY PURPOSE FOR A PERIOD OF ONE YEAR. IF THERE IS NOT A GARAGE BEING IMPROPERLY USED THEN ONE BEING RENTED

LEGITIMATELY FOR STORAGE WILL BE MADE AVAILABLE. THE CURRENT RENTER WILL BE HELPED TO FIND ANOTHER GARAGE FOR STORAGE AND WILL BE GIVEN A MONTH'S FREE GARAGE RENTAL TO HELP OFFSET THE INCONVENIENCE CAUSED BY BEING BUMPED AND HAVING TO MOVE HIS/HER STORED ITEMS.

Moved: Lewis Seconded: Lauber Carried
Opposed: Hudson

II. Addition Maintenance

Treasurer Lewis presented information on the Addition Maintenance Program. Currently, 218 GHI additions are not covered on the Program. It was estimated that it would take about three years to bring all 218 additions on to the Program, with additions needing the least amount of work targeted first. Staff would be asked to inspect each addition to ensure that it was up to GHI's standard of construction before bringing them on to the Program.

MOTION: THAT STAFF BE DIRECTED TO BEGIN INSPECTING THE 218 STRUCTURAL ADDITIONS NOT CURRENTLY ENROLLED ON THE ADDITION MAINTENANCE PROGRAM AND WORK WITH MEMBERS TO BRING THESE STRUCTURES UP TO CODE AND PLACE THEM ON THE ADDITION MAINTENANCE PROGRAM AS SOON AS POSSIBLE.

Moved: Lewis Seconded: Hess Carried

In response to Director of Physical Plant Operations Ralph's query about the time allowed for members to comply with GHI standards after inspections, Treasurer Lewis believed it should be decided on a case by case basis; Director Alpers suggested a one year time period; Director Alexanderwicz stated that some members might require more time due to the expense; and Director Moore suggested leniency with additions needing substantial work, but that all work should be started within one year. Director Hess stated that most of the 218 additions are already up to GHI standards.

Members unwilling to bring their additions onto the program are to be brought before the Member Complaints Panel. It was suggested that an incentive could be given to encourage members to comply. After further discussions of timelines and incentives, Treasurer Lewis stated that a change in policy would need to go out to the membership. Additionally, an inflation factor for the addition maintenance cost should be reflected in the budget, and adjustments should be made for the 2007 Budget year.

6f. Green Ribbon Task Force

It was mentioned that because strategic planning is so important, an outside facilitator could be used for the Green Ribbon Task Force, but not necessarily for all meetings.

CONSENSUS: TO ADOPT THE GREEN RIBBON TASK FORCE AS PRESENTED AND REVISED.

An audit committee member brought to the Board's attention that the following individual's name had been omitted from the list of prospective members approved earlier in the meeting. As a result, the Board made the following motion:

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

- **DAVID V. PETERSON AND SUSAN F. PETERSON, 2E EASTWAY**

Moved: Lauber Seconded: Abell Carried

7. Items of Information:

No Discussion

8. President

President Eichhorst thanked staff for the valentines. She commented that she had difficulty printing the Board packet and suggested that the agenda be emailed separate from the Board packet.

9. Board Members

Director Alexanderwicz announced the Invasive Plants Workshop March 19th and the Spring Thaw gathering March 18th. Treasurer Lewis announced the kickoff for the GAIL Adaptable Equipment Program and the Home Healthcare Preferred Provider Program. Director Alpers remarked that she really liked the Green Concrete video and recommended broadcasting it on channel 71 or playing it at the Annual Meeting. Director Hess reported on behalf of the Investment Committee that GHI currently has funds to cover all of replacement reserves.

10. General Manager

General Manager Gretchen Overdurff announced that the brochures for the NAHC conference were available for those interested. Director of Finance Steve Ruckman announced that Board checks would be distributed.

MOTION: TO ADJOURN

Moved: Moore Seconded: Hess Carried

The meeting adjourned at 9:42 p.m.

Dorothy Lauber
Secretary