

Minutes  
Greenbelt Homes Inc.  
Annual Membership Meeting - May 16, 2013

1. Issuance of Voting Cards: Voting cards were issued to members.
2. Proof of Due Notice of Meeting: Secretary Ed James presented a receipt from the Greenbelt Post office certifying that on May 1, 1,604 pieces of prepaid first class mail with postage totaling \$1,058.64 was delivered by Greenbelt Homes, Inc. to the facility. This documentation constitutes due notice of meeting in accordance with Article IV, Section 4 of the GHI Bylaws.
3. Certification of Presence of a Quorum: Secretary James announced that at 7:30 p.m. 75 persons had registered signifying that a quorum was present to conduct business. President Sue Ready called the meeting to order at 7:41 p.m.
4. Approval of Agenda:

Ready added to the agenda the Recognition of Outgoing Board and Audit Committee members before item 7. Presentation of Candidates.

**MOTION: MOVE APPROVAL OF THE AGENDA, AS REVISED.**

Moved: Chuck Hess	Seconded: Steven Holland	Carried
42D Ridge Road	56E Ridge Road	

5. Action on Minutes of May 17, 2012

President Ready said the word “persons” should read “person(s)” on page 4 in the paragraph starting with Cathy Jones, next to the last sentence, as well as in the Secondary Amendment and in the paragraph beginning with Bill Phelan in the third line down..

**MOTION: MOVE APPROVAL OF THE ANNUAL MEMBERSHIP MEETING MINUTES OF MAY 12, 2012, AS REVISED.**

Moved: Chuck Hess	Seconded: Marty Brandon	Carried
42D Ridge Road	4M Laurel Hill	

- 6a. Reports of Officers, Directors, and Elected Committee

Members did not pose any questions concerning the Annual Report.

- 6b. Committees Requests to Volunteers

Lauren Cummings introduced committee representatives to make presentations:

- Lola Skolnik explained the work of the Architectural Review Committee and solicited members who live in brick homes to join.
- Lauren Cummings, chair of the Communications Committee, asked members to join and thanked David Morse, board liaison, for his service and Sheri Swain, staff liaison, for her help.

- Bill Edwards, co-chair of Marketing Committee, announced a community wide open house for Sunday, June 9, for members who have their homes on the market. He asked members to spread the word about GHI, stating that members are GHI's best public relations tool. He also asked members who have local media contact to see him. The committee meets the second Monday of every month.
- Frank DeBernardo, chair of the Member Outreach Committee, invited members to join the committee that meets the second Monday for 75 minutes.
- Mary Denise Smith, chair of the Woodlands Committee, said the group meets for one hour the third Wednesday of the month. Additionally, she recruited members to join the monthly work day, pulling up invasive plants.

6c. Recognition of Volunteers

President Ready recognized members for their volunteerism.

6d. Update on the Pilot Program

Jim Cohen, buildings committee chairperson, updated the membership about the Pilot Program.

Susan Walker of 35E Ridge Road asked if the Pilot Program report was on the website. Cohen responded that it was and that a short version of the report, on green paper stock, can be picked up at the Buildings Committee table this evening.

Velma Kahn, 2L Research Road, asked when the Buildings Committee would have its report and when the upgrade would move forward. Cohen said the report should be ready by late summer or fall of 2015.

Pat Lynch, 7L Southway, asked about heat efficiency. Cohen said that by upgrading the building envelope first, members would be able to see what difference the improvement makes before GHI would install a new heating system.

Rachel Channon, 33D Ridge, wanted to know the Building Committee's position on members installing new windows before the final upgrade or new heating system. Cohen tried to refer the question to the Finance Committee, but Channon stated she wanted to hear from the Buildings Committee. President Ready said the Building Committee did not have an opinion as the Committee has not taken a position on this issue. Channon tried to extrapolate on the Finance Committee findings, but President Ready called Channon out of order due to Channon's concern not being connected to Cohen's report. Rather, Ready invited members to attend Finance Committee meetings when the matter is discussed.

Wayne Williams, 7H Crescent Road, expressed concern about the delay on how it might affect the deterioration in five to 10 years. Cohen said the replacements that are scheduled for windows and doors should occur in 2015. He said the program is not that far behind, that he does not know for certain but it might be one or two years of delay.

Susan Slyter, 8L Southway, inquired if the Committee had looked at freestanding heaters as an option to baseboard heaters. Cohen asked how many members used mobile heaters. In response, many people raised their hands. Cohen concluded that such heaters have been tested.

6e. Recognition of Outgoing Members

President Ready acknowledged outgoing members for their service. She commended departing board member David Morse for seven years of service and gave him a token of the membership's appreciation. Morse thanked the membership for making this a "great experience." Ready also recognized Dianne Wilkerson, in her absence, who had served nine years on the Audit Committee and stated that she has been a "real asset."

7. Presentation of Candidates

Henry Haslinger, chair of the Nominations and Elections Committee, recognized the members of the N&E: Paula Clinedinst, Carol Griffith; Mara Hemminger; and Sylvia Lewis. He thanked Member Services staff for their help throughout the process. Haslinger explained the role for the Audit Committee and introduced the candidates for the three open one-year terms: Debbie Cooley, Ben Fischler, and Jonathan Gordy. Haslinger next introduced candidates for the Board of Directors for the five open positions: Chuck Hess, Bill Jones, Aaron Marcavitch, Patricia Novinski, and Steve Skolnik. Each of the candidates gave a brief presentation.

8. Nominations and Elections of the Nominations and Elections Committee

President Ready announced that five members consented to serve on the N&E Committee for the five open positions: Carol Griffith, Henry Haslinger, Mara Hemminger, Theresa Henderson, and Kandis Wyatt. No further nominations were forthcoming from the floor. Ready stated that the parliamentarian has pointed out that election of the N&E Committee by acclamation is not allowed under the bylaws, which states the election of the Committee shall be by ballot. Ballots distributed to the members during registration were then collected and counted by tellers appointed by Ready. The five candidates were thus elected to serve the one-year term, May 2013-May 2014.

9. Old Business - None

10. New Business

10a. Board recommendations on Smoke Free Policy

Board member Chuck Hess said that at last year's annual meeting, May 17, 2012, the membership passed the following motion:

*We, the membership, direct the Board of Directors of Greenbelt Homes, Inc. To develop a proposal for consideration by the membership that would allow members of an entire row of units to unanimously agree to revise their Mutual Ownership Contracts to indicate that smoking inside these units is not allowed.*

In response to that motion, the Board of Directors formed a Smoke-Free Buildings Task Force. The Task Force's meetings were well attended by interested members who took part in the discussions. The Task Force developed its recommendations and presented them to the Board of Directors. The Board of Directors, in turn, sent the recommendations to its attorney Jason Fisher

of Lerch, Early and Brewer and obtained feedback and guidance. As directed by the membership, the Board of Directors has presented the following proposal to the membership for its consideration:

**By unanimous consent of all of the members holding the rights to Perpetual Use of Units within the same building, those members may elect to designate their building as a smoke-free building by signing the following addendum to the Mutual Ownership Contracts (MOCs):**

**SMOKE-FREE RESTRICTION ADDENDUM**

- 1. Member agrees not to smoke tobacco inside the unit, including any enclosed additions.*
- 2. Member agrees not to allow any other person to smoke tobacco inside the units, including any enclosed additions.*
- 3. Member and Greenbelt Homes, Inc. (GHI) agree that any person to whom Member's equity in the Perpetual Use of this unit is sold must have this smoke-free restriction addendum to the Mutual Ownership Contract (MOC) in order to be approved by the Board of Directors as a Member.*

Jonathan Gordy, 2P Plateau Place, asked where the liability would fall if this does not happen. Hess said the addendum would be placed in the permanent file of the membership. Before signing a MOC, Hess said the new member would have to agree with it.

Mary Moien, 6 Woodland Way, stated she was opposed to the proposal. She said it would pose a severe economic disadvantage for members selling their homes. Moien said she felt that a vote that night should not be able to affect a member's individual contract. She said that some members might feel pressured to sign an amended MOC and might be reticent to have a friend who smokes to visit. Moien suggested instead attempting a nonbinding agreement for a period of time to see what the results might be. She said the proposal was very detrimental to the cooperative spirit.

James Hancock, 65M Ridge, said he fully supports the proposal and said he thought it would be an advantage for a member trying to sell his or her home. Hancock asked the reason the proposal limits smoking to tobacco. Ready said the Board was not aware of any reports that second-hand smoke arising from smoking substances other than tobacco were injurious to one's health. She also said the Committee narrowed its focus on the matter the members had asked them to address without adding extraneous matters.

Tina Rhea, 3E Ridge Road, said she was in favor of the proposal. Rhea said she has suffered from inhaling smoke infiltrated through her walls even though GHI tried caulking common openings, such as the bathroom and kitchen. Rhea clarified that the proposal was not being forced on anyone and was only being applied to people who agreed in a designated row. She said most people would appreciate moving into a smoke free row. She said having such a row would enhance the value of the homes and the people's health who live in them. Rhea said if the members wanted to lift the no-smoking ban, they could. She said she thought that the proposal was a wonderful idea.

Elizabeth Jay, 13E Ridge Road, said no one is going to force the proposal down members' throats and that the whole row would have to agree before the change would be made. She voiced her opinion that the proposal would help sell the house if it were available, and that she would have loved to have had the guarantee to live in a row without smokers when she moved in. Jay, who stated she suffers from COPD, said she stopped smoking in 1979 and that it would not be good for her to live next door to a smoker. She emphasized that the entire row would have to agree.

Beverly Wilson, 36F Ridge Road, asked if the non-smoking provision could be dismantled. Ready said that it could but was not what was being voted on. Ready said such dismantling would be part of GHI guidelines.

Susan Stern, 5K Gardenway, asked about line 39D which she read, "The Members in a smoke free building may, by unanimous consent, revert to a non smoke free building by signing a new MOC without the smoke free addendum." Stern said she was confused because she thought the membership would be voting on the "whole thing." Ready responded that the membership would be voting on what was in the package mailed to the members. She said the yellow sheet were recommendations for rules to go into the green book, (*the GHI Members' Handbook containing Rules and Regulations*). Stern said she now understands that the membership would vote on how to have a smoke free building and not on how to amend it. Ready verbally confirmed Stern's understanding.

Elizabeth Jay returned to the microphone and said banning smoking is not a new idea, that condominiums and even towns have passed legislation that buildings would be smoke free. Jay said not all of GHI would be smoke free just the rows where members have voted unanimously to make such change.

Ready, to clarify what the membership would be voting on, re-read the proposal.

Bill Jones, 15D Ridge Road, said that if all members in a building say, 'Let us be smoke free,' then I think we should let them do it. He thought that such a policy would make it easier for someone who is sensitive to smoke to move in; that nobody is being forced into it.

Frank DeBernardo, 13D Laurel Hill Road, asked about the process for members in the row deciding to make their row smoke free. He wanted to know if the decision is made by secret ballot or straw poll. DeBernardo said he found it difficult to vote for a policy without knowing the possibility of reverting it.

Ready said if the membership wants to include the how to reverse a smoke free building in the vote, the proposal would have to be amended. She said the Task Force tried to separate the policy from the procedure.

Sheila Alpers, 30D Ridge Road, said the proposal allows people who feel strongly about having a smoke-free row to achieve it.

**MOTION: CALL THE QUESTION.**

Moved: Sheila Alpers  
30D Ridge Road

Seconded: Cary Coppock  
9D Ridge Road

Carried

Vote to call the question carried by a vote of 105-27.

Ready placed the Smoke Free Proposal to a vote. The Proposal carried 98-32.

11. Good and Welfare.

11a. Announcements

Kathleen Gallagher, 6C Ridge Road, announced that school board representative Peggy Higgins was in the building to answer questions about a circulating petition. Ready said the Board had not taken a position on the matter.

11b. Door Prizes:

- i. Three \$100 gift certificates toward GHI co-op fee.
  - Ann Bauman, 20B Hillside Road
  - Ed James, 56C Crescent Road
  - Mary Ernsberger, 15H Laurel Hill Road
- ii. Four \$25 gift certificates to Co-op Supermarket.
  - Maryann Baker, 5K Laurel Hill Road
  - Frank DeBernardo, 13D Laurel Hill Road
  - Gretchen Schock, 8J Plateau Place
  - Mara Hemminger, 33N Ridge Road
- iii. Five \$20 gift certificates to the New Deal Café.
  - Marat Moore, 19E Hillside Road
  - Tom Jones, 1C Woodland Way
  - Jim Cohen, 1D Northway
  - Robert Berry, 10M Southway
  - Chris Cherry, 2D Westway

12. Recess.

**MOTION: TO RECESS.**

Moved: Chuck Hess  
42D Ridge Road

Seconded: Lauren Cummings  
8J Plateau Place

Carried

The meeting recessed at 9:38 p.m.

Ed James  
Secretary