

Minutes
GHI Board of Directors
March 9, 2006

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

Excused Absence: Abell, Lewis

Others in Attendance:

Gretchen Overdurff, General Manager	J Davis, Mayor, City Council
Stephen Ruckman, Director of Finance	Brent Fishburne
Eldon Ralph, Director of Physical Plant Operations	Margaret Hogensen
Joan Krob, Director of Member Services	Tim Keifline
Brenda Lewis, Director of Human Resources	Richard Menis
Tom Sporney, Staff Engineer	Alice Mitchell
Dianne Wilkerson, Chair, Audit Committee	Marat Moore
Mary Crellin, Audit Committee	David Morse
Diana McFadden, Audit Committee	Sue Ready
CJ Evans, Recording Secretary	Elizabeth Shepard
	Janice Wolf

President Eichhorst called the meeting to order at 7:31 p.m. She stated there was no need for Executive Session as it was held prior to the meeting.

1. Approval of Agenda

Item 6a, Sustainable Design and Practices Committee Report, was added to the agenda.

MOTION: MOVE APPROVAL OF THE AGENDA AS REVISED.

Moved: Hudson Seconded: Moore Carried

2. Visitors and Members

There were no visitors or members who wished to address the Board at this time.

3. Discussion of Minutes

MOTION: MOVE APPROVAL OF THE MINUTES OF FEBRUARY 23, 2006 AS REVISED.

Moved: Hess Seconded: Alpers Carried

4. Approval of Membership Applications

General Manager Gretchen Overdurff explained that Susan F. Peterson and David V. Peterson were inadvertently approved for membership at the last Board meeting before they had received their final loan approval.

MOTION: THAT THE BOARD RESCINDS THE MOTION OF FEBRUARY 23RD, APPROVING THE MEMBERSHIP OF SUSAN F. PETERSON AND DAVID V. PETERSON.

Moved: Hess Seconded: Hudson Carried

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

- JEFFREY S. HUNT AND GINA A. WESLEY
- SUE MASSEY
- SUSAN F. PETERSON AND DAVID V. PETERSON

Moved: Lauber Seconded: Hess Carried

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

- SONYA A. SAMPY, SOLE OWNER, TO SONYA A. LOWERY, SOLE OWNER

Moved: Lauber Seconded: Hudson Carried

5. Committee Reports

No written reports were received from committees.

6a. Sustainable Design and Practices Committee Report

Chair of Sustainable Design and Practices Committee, Alice Mitchell verbally presented the Committee's report. She distributed an information sheet of frequently asked questions in preparation of the special meeting planned for Wednesday, March 15th when a small group of invited guests would hold a "brainstorming session" on a potential initiative called "Greening Greenbelt". The initiative has been proposed by the PV-AIA (Potomac Valley chapter of the American Institute of Architects) and would assist in developing a community-visioning process to plan for a more sustainable future. Mitchell noted the relationship between the GHI Green Ribbon Task Force and the potential "Greening Greenbelt" initiative. Director Hudson commented that this is a huge opportunity that should be taken advantage of.

6b. Mission Statement Revision

Minor changes to the current Mission Statement were discussed. The word "our" will be used when referring to the cooperative. The word "homeowners" was changed to "coop members", and "affordability of the cooperative" was changed to "sustainability of our cooperative community".

CONSENSUS: TO REVISE THE MISSION STATEMENT TO REFLECT THE CHANGES MADE ON MARCH 9, 2006.

The revised Mission Statement will be posted in the next newsletter. A copy is attached hereto, as a part of these minutes.

6c. Spring and Fall Gutter Cleaning Contract – 1st Meeting

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH METRO GUTTER TO PERFORM SPRING GUTTER CLEANING OF GHI UNITS AS DIRECTED BY GREENBELT HOMES AT A COST NOT TO EXCEED \$12,897.50.

Moved: Hess Seconded: Lauber Carried

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH ROYAL GUTTER TO PERFORM FALL CLEANING OF GHI FRAME AND TOWNHOUSE UNITS AT A COST NOT TO EXCEED \$17,772.

Moved: Alpers Seconded: Hudson Carried

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH METRO GUTTER TO PERFORM FALL CLEANING OF GHI BRICK AND BLOCK UNITS AT A COST NOT TO EXCEED \$10,596.

Moved: Alexanderwicz Seconded: Alpers Carried

6d. Yard Line Pilot Project

President Eichhorst opened discussion, explaining that in 2004 the Board established the Yard Line Committee with the goal of establishing certified yard plats for all GHI units. Staff has proposed that it be allowed to establish “non-controversial” yard lines in order to expedite the work of the Committee. Director Hudson explained that the yard lines generated by staff would go to the Yard Line Committee before being presented to the Board. Yard Line Committee member, Sue Ready voiced concern that the Board would adopt a process in conflict with the process that already exists. She added that the Committee stopped working because it needed more direction from the Board and this does not give the Committee that needed direction. The layout of the land should be considered when deciding yard lines rather than drawings on a map. She asked for clarification on the criteria for member input on proposed yard lines. Director Hudson explained that nothing in the new procedure falls outside of the original procedure. If a member does not agree with the proposed yard line, the yard would be treated as “controversial”.

David Morse asked what would be done for someone who had a fence beyond their yard line with extensive landscaping. Director Alexanderwicz replied that whether or not the yard is beautiful, the land was taken from the cooperative, which is unfair, even if it was done decades ago. Director Hess requested that the word “approve” be removed from proposed guideline number 10, because he did not feel the Yard Line Committee should be given veto-power. Marat Moore explained that she had a “controversial” yard, in which the suggested yard line would go around a tree and up a hill. She would like to put up a fence, but is not able to do so until the issue is resolved and she would like to assist in the process. Ready explained that this is an example of the problem. The Committee is in a holding pattern and the current policy does not define a way out. Richard Menis suggested that

members be given a packet of current criteria before their court is evaluated, involving them in the process.

Director Hudson announced that two more members were needed for the Yard Line committee. He suggested that the Committee be given the opportunity to look through the information presented to the Board this evening and come back with questions. Ready recommended that a certain make-up of the Committee should be considered when recruiting committee members. Director Hudson responded that guidelines for the Yard Line committee make-up are spelled out in the Handbook, but may need to be reviewed. Ready asked that the policy be amended if necessary. Moore asked if representation from different types of units was considered in committee make-up, adding that she believed it should be. It was requested that the Yard Line Committee Charter be on the next agenda with recommendations.

6e. CLEAR Project

Elizabeth Shepard spoke on behalf of the A&E Committee requesting clarification on the CLEAR Project. She understood that part of the process was to rewrite the member handbook to clarify ambiguous language, but the larger assignment was to look at the rules on additions and sheds to see if they needed changing, not just clarification. After working on the program for one year, the Committee felt that the Board was not listening to their recommendations. Director Hess acknowledged that there had been misunderstandings on all sides. He added that he understood the major focus of the project was to eliminate ambiguity in the rules, but what he saw were proposals that went far beyond that to a totally different perceptual way of looking at the community. The Board did not throw out the proposed rules. He would like to see the project move forward working to eliminate ambiguity in the member handbook.

Director Hudson explained that rather than submitting the entire rule book for approval, the Committee should have had the rules approved one at a time. Shepard opined that a holistic approach to the handbook needed to be taken, and rewriting the rules was secondary to looking at the rules themselves. She requested the opportunity to continue working on the project, asking that the Board listen to the Committee's ideas. Director Alpers suggested that the Board review the recommendations made by the Committee. It was agreed that the review process would start with the A&E Committee presenting their ideas on fence regulations at the April 13th Board meeting. The Committee was asked to submit its proposed rules. For any rule that was voted down, the Committee would be asked to re-write the rule to eliminate ambiguity. Shepard requested that the Charge to the Committee be put in writing for clarification.

Richard Menis recommended not only considering aesthetics but also functionality when making decisions on rule changes. President Eichhorst added that ideas on how to make a unit more functional would be very helpful, recommending the book The Not So Big House, by Sarah Susanka. Ready asked that a set of approved additions be posted on the website, and President Eichhorst replied that they have been posted for quite some time, but few members have chosen to use them. President Eichhorst also emphasized the importance of communicating changes to the members of the community.

7. Items of Information:

No Discussion

8. President

President Eichhorst announced that the PAHC newsletter and a newsletter from Delegate Gaines were available for anyone who was interested. She asked that the task list be reviewed at the next Board meeting.

9. Board Members

Director Alexanderwicz announced that there would be one more Board meeting before the Spring Thaw Gathering, which would include a hike starting at Hamilton Place. Secretary Lauber expressed her appreciation for the work GHI plumber Paul Hill performed on her broken water heater during lunch and after work hours. Director Hess commented on the number of unattractive additions in GHI that fit into the guidelines. He also noted his disapproval of the suggestion to select committee members based on housing type. Expressions of appreciation were made to Margaret Hogensen for all of the things she has done for GHI. President Eichhorst reported that Director Abell was in the Seventh Day Adventist hospital after having a small stroke.

10. General Manager

No comments.

MOTION: TO ADJOURN

Moved: Hess

Seconded: Moore

Carried

The meeting adjourned at 9:35 p.m.

Dorothy Lauber
Secretary