

Minutes  
**GHI BOARD OF DIRECTORS**  
April 12, 2012

Present: James, Jones, McFadden, McHugh, Morse, Novinski, and Wartell

Excused Absences: Boswell, Hess

Others in Attendance:

General Manager Eldon Ralph  
Joan Krob, Director of Member Services  
Joseph Perry, Director of Finance  
Tom Sporney, Director/Technical Services  
Dianne Wilkerson, Audit Committee Chair  
Chris Schuman  
Ruth Wilson  
Bruce Mangum  
Susan Stern  
Terri Rutledge  
Kathleen Gallagher  
Heber and Marta Silver  
Judith Davis, Mayor of Greenbelt  
Rachel Channing  
Altoria Ross, Recording Secretary

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

1. Approval of Agenda

**MOTION: TO APPROVE AGENDA**

Moved: James

Seconded: Wartell

Carried 6

2. Visitors and Members

Acting President Jones welcomed visitors and members.

3. Approval of Membership Applications

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

- **AMY WELCH, DORIS WELCH, IS CHANGED TO AMY WELCH  
AND JEREMIAH C. VOIGHT, JOINT TENANTS WITH RIGHTS OF  
SURVIVORSHIP**

- **DOUGLAS L. LOVE, IS CHANGED TO DOUGLAS L. LOVE, ROSEERIN S. COLLINS, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

Moved: James

Seconded: McHugh

Carried 6

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

- **ELDRIDGE E. BROWN.**
- **WALTER J. GIELEN, MARSHA A. GIELEN.**

Moved: James

Seconded: McHugh

Carried 6

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

- **HEBER J. SILVER, MARTA M. SILVER IS CHANGED TO AMY M SILVER, HEBER J. SILVER, MARTA M. SILVER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

Moved: James

Seconded: Morse

Carried 6

4. Committee Reports

a. Building Committee: Jones said a meeting of the pilot project participants met last Tuesday and 27 of the 28 memoranda of understanding were signed. The RFP for phase 2 of the project should be coming out on May 3. The committee is also making preparations for the Annual Meeting.

b. Maintenance Additions Task Force: McFadden said the taskforce will meet April 16.

5. Consent Agenda

**MOTION: APPROVE THE CONSENT AGENDA.**

Moved: James

Seconded: Wartell

Carried 6

5a. Approval of Minutes

**APPROVED BY CONSENT: GHI BOARD MEETING MINUTES OF March 8, 2012**

6a. Yard Line Certification: 19 A-V, 33A-D Ridge, 56 A&K Crescent, 58 A&M/62B Crescent.

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 19A-V RIDGE AS PRESENTED.**

Moved: James

Seconded: Wartell

Carried 6

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 33A-D RIDGE AS PRESENTED.**

Moved: Novinski

Seconded: James

Carried 6

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 56A&K/58A&M/60A&K/62B CRESCENT ROAD AS PRESENTED.**

Moved: Novinski

Seconded: James

Carried 6

6b. Unpermitted Nonconforming Gardenside Entry Door, 11E Hillside

**MOTION: TO TABLE THE MOTION.**

Moved: Morse

Seconded: James

Ruled out of Order

Acting President Jones ruled the motion out of order.

**MOTION: THE BOARD OF DIRECTORS POSTPONES THE MATTER UNTIL THE NEXT MEETING.**

Moved: Morse

Seconded: McHugh

Carried 6

6c. Revision/correction to Rules for Skylights for Covered Porches

ARC voted 4-0-0 to recommend that, in section §X.N.2, the table reflects that skylights are acceptable in porches, per section §X.J.5. Specifically, the verbiage of the rules would be revised §X.N.2 for both masonry and frame:

From: Skylight/light tube - unacceptable

To: Skylight/light tube excerpt where allowed for porches/covered decks per §X.J.5

**MOTION: THE BOARD OF DIRECTORS DOES REVISE THE GHI RULES FOR SKYLIGHT INSTALLATION AS INDICATED ABOVE.**

Moved: James

Seconded: Morse

Carried 6

6d. Notice of Annual Meeting and Agenda

**MOTION: THE BOARD OF DIRECTORS APPROVES OF THE FOLLOWING DOOR PRIZES TO BE AWARDED AT THE 2012 ANNUAL MEMBERSHIP MEETING:**

- **THREE CERTIFICATES TOWARD CO-OP FEES IN THE AMOUNT \$100;**
- **FOUR \$25 GIFT CERTIFICATES TO THE CO-OP SUPERMARKET;**

- **FIVE \$20 GIFT CERTIFICATES TO THE NEW DEAL CAFÉ**

Moved: Novinski

Seconded: James

Carried 6

Novinski suggested recognition of all volunteers. The Communication and Buildings committees request time on the agenda. Good and Welfare will include the Companion Animal Committee survey, website updates, and a reminder about the new GHI email addresses.

**MOTION: THE BOARD OF DIRECTORS APPROVES OF THE 2012 ANNUAL MEMBERSHIP MEETING AGENDA, AS REVISED.**

Moved: Novinski

Seconded: James

Carried 6

6e. Request for Manager's Memorandum to be made Available to Members at Board Meetings

**MOTION: THE BOARD OF DIRECTORS APPROVES OF THE MANAGER'S MEMORANDUM BEING MADE AVAILABLE TO MEMBERS WHO ATTEND BOARD MEETINGS.**

Moved: Novinski

Seconded: Wartell

Carried 6

6f. Task Force Report on Subleasing Policy

Jones stated he will return to the Board the next meeting with a list of members who have not signed the Homestead Tax Credit form. He said those members are most likely to have renters.

McFadden said she favored the tightening of the subleasing policy. Ralph suggested breaking up the policy and discussing parts at different Board meetings. Jones said he would present a revised marked up version at the next Board meeting.

6g. Compiling Statistics on Home Price Trends in GHI

This item will be placed on the agenda for the next Board meeting.

6h. Problems Arising from Some Absentee Members

**CONSENSUS: TO POSTPONE THIS ISSUE UNTIL THE NEW BOARD IS SEATED.**

6i. 2012 Concrete Sidewalk Contract, 1<sup>st</sup> Reading

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO CONTRACT WITH LANHAM CONSTRUCTION FOR THE SPRING REPAIRS OF**

**CONCRETE SIDEWALKS AT 28 SITES AT ITS BID, \$14,108.09, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$15,519.**

Moved: Novinski

Seconded: McFadden

Carried 6

7. Items of Information

Jones talked about the new member social and how Maryland Trust has a problem with GHI insulating the block units on the outside. Ralph reminded the Board members to notify Sheri if they plan to attend the April 23 Appreciation Breakfast and the mayor mentioned the city's celebration of Earth Day on April 21.

8. Acting President

Jones displayed the proclamation for the International Year of the Co-op received from the city. He mentioned a May 2 forum on co-ops and requested permission to get information from Washington Gas as acting president. The Board granted his request.

9. Board

- Novinski -- Said the greatest detriment for members attending Board meeting is the length and that members should think of ways to shorten them.
- Wartell – Expressed his disappointment of an abbreviated discussion on absentee living.
- McHugh-Applauded staff for getting grants from the outside.
- James – Announced Saturday's annual Co-op meeting.
- Morse – Thanked the members who attended the meeting.

**MOTION: TO ADJOURN**

Moved: McFadden

Seconded: James

Carried 6

The meeting adjourned at 9:55 p.m.

Ed James  
Secretary