

Minutes
GHI Board of Directors
Special Meeting – April 5, 2011

Attendance: McFadden, Novinski, Lewis, James, Boswell, Wartell, Agans, Moore

Excused Absence: David Morse

Others in Attendance:

Eldon Ralph, Assistant General Manager

Joe Perry, Finance Director

Debbie Cooley, Audit Committee

Brenda Lewis, HR Director

Chuck Hess, Audit Committee

Dianne Wilkerson, Audit Committee Chair

Steve Skolnik

Sue Ready

Jeanette Grotke

Kim Graham

Stefan Brodd

Cynthia Rodriguez

Sue Krofchik, Greenbelt News Review

Joan Krob, Member Services Director

Debbie Cooley, Audit Committee

Tom Adams, President of TransitionGuides

Maria Silvia Miller

Richard Menis

Bill Jones

Frank & Jessica Skretch

Jim Cohen

Dean Lawless

Trudy Dinsmore

Altoria Ross, recording secretary

Meeting was called to order at 7:04 p.m.

1. Approval of Agenda

It was suggested that Agenda item 2c. “Engagement of Recruiting Firm for the Replacement of Retiring General Manager, 1st Reading” be moved to the 2a position on the agenda and that item 2a, “Contract for Specification Writing Consultant for Energy Upgrade Pilot” be heard as item 2c.

MOTION: TO APPROVE THE AGENDA AS REVISED.

Moved: Agans

Seconded: Lewis

Carried 7

2a. Engagement of Recruiting Firm for the Replacement of Retiring General Manager, 1st Reading

The Transition Taskforce met several times to outline a job description for the general manager’s position that will be vacated at the end of the year and to meet with TransitionGuides, a consulting firm in seeking candidates. Tom Adams represented the company, and the Transition Taskforce was impressed with his presentation. Mr. Adams was invited to attend tonight’s session. Director Lewis said the taskforce has identified a lot of things that will make the Board’s and the new manager’s jobs easier and to ensure that the selected candidate will be a good fit. Director Novinski expressed a desire for the Board to go in-house to fill the position since GHI is a unique place. Director Lewis said GHI is not excluding in-house recruitment and employees will be encouraged to apply. She elaborated that a consulting company would ensure the Board hires the best possible candidate whether from inside or outside of GHI. Director Wartell opined that GHI has the talent in-house and Director Boswell said hiring the consultant is worthwhile and that GHI has some weaknesses that an outside candidate could possibly resolve. Director Moore said \$30K+ is a lot of money to spend on a consulting company and she needed more time to give the matter thoughtful care. Mr. Adams of TransitionGuides gave a presentation on the value his firm would provide in vetting a new general manager.

MOTION: TO TABLE.

Moved: Moore

Seconded: McFadden

Carried 5-3

2b. Approval of Buildings & Finance Committees' Recommendations for Financing the Pilot Program

Jim Cohen, chair of Buildings Committee, gave an overview of the Pilot Program and Steve Skolnik, Buildings Committee member, showed samples of siding materials and spoke about the application process.

Stefan Brodd expressed the desire to keep his historic entrance door.

Kim Graham wanted to know who would bear the burden of removing any upgrades in the pilot homes if the community-wide upgrade did not go forward. Director Lewis remarked that the total membership would take on the financial responsibility.

Cynthia Rodriguez voiced an opinion that it would be ridiculous to take out any of the upgrades if the overall upgrade did not occur and suggested that replacing waste water pipes should be given priority. Ms. Rodriguez also stated her concern about cost. She had not figured it would cost her money other than what the rest of the community would be paying when she agreed to be part of the pilot. She voiced frustration by such discovery and asked if she could opt out of the program; she did not feel comfortable about the additional financial burden. Director Boswell pointed out his error in omitting the opt-out clause in a prior meeting with Ms. Rodriguez and other neighbors; he then disclosed his affiliation as a member of the Buildings and Pilot Program Committees, in addition to being a Board member and board liaison. Mr. Cohen noted that members in the pilot program would benefit by having several years with the upgrades before having to pay for them.

Jessica Skretch said she is confused about what happens if the community-wide upgrade does not move forward. Audit Committee Member Hess said GHI believes the community-wide upgrade will occur; however, if it does not happen the members that are in the pilot would have the option of having the upgrades pulled out or start to pay for it.

President Agans suggested that the Board put together a memo of understanding for pilot project members.

CONSENSUS: THE BOARD WILL PROVIDE A MEMORANDUM OF UNDERSTANDING BETWEEN GHI AND THE PILOT PROGRAM PARTICIPANTS.**MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE EXPENDITURE OF AN AMOUNT NOT EXCEEDING \$222,940 FROM GHI'S REPLACEMENT RESERVE FUND FOR MAIN UNITS, FOR THE REPLACEMENT OF DOORS AND WINDOWS ON THE 28 PILOT HOMES AS WELL AS SIDING AND WASTE PIPES FOR 8 FRAME HOMES THAT ARE IN THE PILOT PROGRAM.**

Moved: Novinski

Seconded: Moore

Carried 7

MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE EXPENDITURE OF AN AMOUNT NOT EXCEEDING \$13,075 FROM THE ADDITION MAINTENANCE RESERVE

