

Minutes
GHI Board of Directors
May 24, 2007

Present: Agans, Alpers, Lauber, McFadden, Morse, Robles

Excused Absence: Hickey, Mazursky

Others in Attendance: Gretchen Overdurff, General Manager
Stephen Ruckman, Director of Finance
Eldon Ralph, Director of Physical Plant Operations.
Joan Krob, Director of Member Services
Brenda Lewis, Director of Human Resources
Tom Sporney, Staff Engineer
Dianne Wilkerson, Chair, Audit Committee
Michael Iacangelo, Audit Committee
Marat Moore, Audit Committee
Genevieve Courbois, Recording Secretary
Ed James
Elizabeth A. Bianchi
Dolores Petry
Ruth Wilson
Tina Rey
John Cooper
Bill Orleans, Visitor

President Lewis called the meeting to order at 7:30 p.m. She added Woodlands Ordinance Discussion as Item 6d.

1. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS REVISED.

Moved: Agans

Seconded: Lauber

Carried 7-0

2. Certification of Election

Alan Turnbull, Chair of the Nominations and Elections Committee, certified the results of the election. He said that 229 votes were cast. He provided the following candidate totals for the Board of Directors: Suzette Agans - 148; Sheila Alpers - 139; Chuck Hess - 111; Ed Hickey - 140; Ed James - 114; Kristin Kamp - 80; Sylvia Lewis - 198; Errol Mazursky - 131; Luisa Robles - 155. He noted that Agans, Alpers, Hickey and Robles will serve 2-year terms; Errol Mazursky will serve for 1 year. He provided the following candidate totals for the Audit

explained that this was considered by ARC and the Board. The roof styles designated were based on attractiveness and appropriateness to GHI, as well as to ensure shed uniformity.

5. Approval of Minutes

There were no minutes to review.

6. Approval of Membership Applications

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

- DALE N. BARISH
- MELISSA D. PICKWORTH
- JOSEPH D. COMPRONI, III AND JOSEPH D. COMPRONI, JR.
- ERIKA N. BRETT

Moved: Lauber

Seconded: Agans

Carried 6-0

MOTION: TO APPROVE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGE:

- JEAN S. CHANEY AND ELLEN M. CASEY, JOINT TENANTS, TO GREENBELT HOMES INC., GRETCHEN OVERDURFF NON-CORPORATE DESIGNEE

Moved: Lauber

Seconded: McFadden

Carried 6-0

7. Committee Reports

Peter Blank of the Woodlands Committee will be discussing the City of Greenbelt's Woodland Ordinance under Item 6d.

8a. Designation of GDC Stockholders

President Lewis provided an overview of GDC. She said that the new GHI Board will not hold seats on the GDC Board until the GDC Annual Stockholders' meeting on June 7, 2007.

MOTION: IT IS MOVED THAT EACH MEMBER OF THE BOARD OF DIRECTORS OF GREENBELT HOMES, INC., BE GRANTED A PROXY FOR 1/9TH OF THE GHI SHARES OF STOCK IN THE GREENBELT DEVELOPMENT CORPORATION. THESE PROXIES SHALL REMAIN IN FORCE UNTIL NEW PROXIES ARE VOTED.

Moved: Lauber

Seconded: Alpers

Carried 6-0

8b. Set Summer Meeting Dates, New Board Training & Strategic Planning

The Board set the following meeting dates for 2007:

Stakeholders Meeting with City Council and 2nd Readings - June 13

GHI Board - June 7, July 19, August 9, September 6 and 20, October 4 and 18, November 1 and 15, December 6 and 20

Strategic Planning - TBD – July or August

General Manager Overdurff said she would schedule the new Board member orientation once she receives date confirmations from the new members.

8c. Yard Line Certification: 4E&F Ridge Road

Staff Engineer Sporney said that the Yard Line Committee discussed extending the yard depth of 4E&F Ridge Road past the 32' mark to the natural visible boundaries; however, the committee ultimately recommended 3-1 to approve the plats as presented.

Director Morse spoke in favor of extending the yard depth to the undergrowth given the isolated location of this duplex, and a greater yard depth would facilitate the building of an addition. Sporney said that an addition 16' out could be built based on a yard depth of 32' (1/2 the yard depth). ARC member Dianne Wilkerson said that ARC did not recommend extending the yard depth past 32' as the extra footage and downhill-sloped topography could present a physical and financial burden for the homeowner in terms of maintenance—especially during community beautification. Audit Committee member Iacangelo questioned Director Morse's motivation for wanting to extend the yard line, e.g., marketability. Director Morse said his motivation was not based on increasing marketability but rather he feels the characteristics uniquely associated with this duplex merit consideration. Iacangelo said that the current yard depth does not appear to be a problem, and extending the yard line at this time would appear to be an attempt to "pre-legislate an exception." Director Alpers said that if one of the duplex owners sought to build an addition more than 16' out, the member could seek an exception.

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 4E&F RIDGE AS PRESENTED.

Moved: Agans

Seconded: Lauber

Carried 4-0/with
2 opposed

8d. Woodlands Ordinance Discussion

Peter Blank noted that he was not speaking for the Woodlands Committee as a whole. He voiced his concern about the recommendations of the City of Greenbelt's Forest Preserve Task Force which would prohibit trail improvements in forest preserve areas of the City of Greenbelt. The only trail system allowed would be in Parcel D. He said that these measures discourage the use of the trails and encourage the deterioration of trail conditions. In addition, he considers these measures in conflict with the goals of the Woodlands Committee and the Greener Greenbelt Initiative. Director Robles, a member of the city's Task Force, explained that over the past two years the group has extensively

discussed how the forest preserve areas should be managed. Ultimately, the task force decided to honor its original intent and keep these areas as “pristine” and “primitive” as possible.

John Cooper, a city task force member, said that the City will provide limited, targeted maintenance, and an inventory of the forest preserve areas to include invasive species identification will take place. He emphasized that the task force sought community input. Director Agans understood the original intent of the greenbelt was the enjoyment of nature and she voiced her concern about limiting both access and public activities. Robles responded that people will still be able to walk the trails, and a special permit could be requested for organized activity. John Cooper said that an entity is to be formed to consider requests for special permits. In response to a comment from Director Robles, Mr. Blank said that while he understands trail access is allowed, a downed tree, for example, will impede access. Director Robles said that while she does not advocate making a trail passable, she said that doing so is unenforceable by the City. She said that situations such as a downed tree rendering a trail impassable could be addressed on a case-by-case basis with the future entity that will be formed.

Director Agans made a motion which was seconded by Lauber to formally express the Board’s concern about the limitations placed on the usage of the woods by the task force recommendations. However, Director Alpers noted that the recommendations do not prohibit usage of the woods, but rather trail maintenance by individuals and groups. Director Agans clarified the motion.

MOTION: TO FORMALLY EXPRESS THE BOARD’S CONCERN ABOUT THE CITY TASK FORCE RECOMMENDED PROHIBITIONS AS THEY COULD SEVERELY LIMIT THE USE AND ENJOYMENT OF THE WOODLANDS AROUND GHI AND IN GREENBELT.

Moved: Agans

Seconded: Lauber

Carried 5-0/with
1 abstention.

It was suggested that Landscape Specialist Matt Berres attend the upcoming City Council meeting on Tuesday on behalf of GHI.

8e. Board Meeting Procedures

CONSENSUS: TO RESUME HAVING EXECUTIVE SESSIONS AT 7:00 PM IN ADVANCE OF THE BOARD MEETINGS AT 7:30 PM.

The Board reviewed the current Board meeting procedures; it was suggested that under “requests for exceptions” the verb “required” be used in place of “encouraged” and the Board member process for adding an item to the Board agenda be included. Audit Committee member Moore suggested a rotating schedule for submission of committee reports to the Board.

8f. Board Task List

The Board reviewed the Board Task List. Audit Committee member Iacangelo recommended building a budgetary planning process into the Board Task List in conjunction with future projects. Director of Physical Plant Operations Ralph, in agreement with Director Alpers, felt that a project option should

be selected in advance of budgetary planning. Ralph stated his belief that the Board has a good approach based on its strategic planning. President Lewis added that the involvement and expertise of the AIA Potomac Valley Chapter in future projects will factor into this planning.

General Manager Overdurff inquired about the status of committee assignments as reflected on the task list. President Lewis said it would be best to review these after new Board liaisons have been selected.

9. Items of Information

Director Robles indicated she would like to attend the Board Governance Workshop on May 30. She would also like to attend the next Community Association Leadership Workshop if it is given again as she is unable to attend on June 9.

General Manager Overdurff said she has two copies of *The Imperfect Board Member* by Jim Brown if anyone would like to borrow it. Director Agans has begun reading it and recommends it.

President Lewis noted that GHI offices will be closed on Monday, May 28th in observance of the Memorial Day holiday.

10. President

President Lewis:

- announced that the dedication of the bench for Joyce Abell will take place on Memorial Day at 1 pm at 2 Court Gardenway.
- appointed Robin Everly as chair of the Communications Committee and announced new court liaisons: Dorrie Bates ; Kate Bucco; Judy Cochiaro; and Kristin Kamp.
- mentioned that a petition from single family homeowners is underway. Some single family homeowners feel that they are subsidizing GHI and the apartments through their taxes, and they do not want their taxes raised as a result. President Lewis said that GHI will be discussing this with the City of Greenbelt.
- said that she will be in contact with Board members regarding Board liaison assignments. She said that an email will be sent to Board members with items slated for discussion at the Stakeholder Meeting with the City of Greenbelt on June 13.

11. Board Members

Director Morse recognized Director McFadden for her musical talents. She thanked Director Morse and noted that her band's website is www.kivasong.org. Director Agans provided an update on the Greener Greenbelt Initiative. Director Alpers is looking forward to continuing her work with the Investment Committee and being involved in heating option discussions. Director Lauber said that her family cut their bamboo along the sidewalk down to 5 feet, and commended

the GHI crew for their hard work in hauling it away. Director Robles said she is looking forward to serving as a Board member.

Audit Committee member Moore suggested that the adoption and signing of the Board's Code of Ethics be publicized in the *Greenbelt News Review*. She commended GHI staff member Herb Jackson for his work with the Community Beautification Program. She also suggested that venting be considered in heating/cooling discussions. Audit Committee member Iacangelo said the committee will be considering some key tasks to undertake over the next year.

12. General Manager

General Manager Overdurff said that the staff is looking forward to working with the new Board.

Director of Physical Services Ralph congratulated all of the Board members.

MOTION: TO ADJOURN.

Moved: Alpers

Seconded: McFadden

Carried 6-0

The meeting adjourned at 8: 30 p.m.

Dorothy Lauber
Secretary