



Ms. Davis then outlined a few of the features of the website, including tips that will be generated for each individual participant based on their needs. Ms. Eileen Sutker suggested that Ms. Davis become familiar with GHI, and with what is maintained by members versus what is maintained by the cooperative (for example, heating and plumbing are not the members' responsibility). Ms. Davis explained that the program would keep track of Greenbelt's energy savings as a whole; this data will be used to report to the federal government in the hopes of obtaining additional grant money.

Director Boswell will take some of the materials to the Buildings Committee. Additionally, Ms. Davis will be at the Labor Day Festival spreading the word. MWCOG is asking community groups to share this information; she will email her information to President Agans.

### 3. Approval of Membership Applications

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

- SEAN A. COXEN AND RAJANI POLISETTY, TENANTS BY THE ENTIRETY
- KATHERINE J. TAYLOR, SOLE OWNER
- TIMOTHY J. KRAL, SOLE OWNER
- TOMOKO ADACHI, SOLE OWNER

Moved: James

Seconded: Boswell

Carried 8

**FOR THE RECORD: BOARD POLL ON AUGUST 26, 2010 ACCEPTED THE FOLLOWING PROSPECTIVE MEMBER INTO THE COOPERATIVE AND MEMBERSHIP AFFORDED HER AT THE TIME OF SETTLEMENT:**

- MARIA FRANCISCA SAAVEDRA, SOLE OWNER

**FOR THE RECORD: BOARD POLL ON AUGUST 26, 2010 ACCEPTED THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGE:**

- RICHARD MENIS AND JANE JAWORSKI MENIS TO RICHARD MENIS AND JANE M. JAWORSKI, TENANTS BY THE ENTIRETY

**FOR THE RECORD: BOARD POLL ON AUGUST 26, 2010 APPROVED FOR THE BANKS TO HAVE ORIGINAL MUTUAL OWNERSHIP CONTRACTS FOR THEIR RECORDS AT THE TIME THE FOLLOWING MEMBERS REFINANCE:**

- CHRISTOPHER SHUMAN, SOLE OWNER
- CAITLIN OWENS PHILLIPS, SOLE OWNER

### 4. Committee Reports

Each Board member shared updates on the committee to which they are Board liaison.

- a. Member Activities Committee: The committee is working on the booth and float for the Labor Day Festival. Director Wartell appealed to the other Directors and the

- members in attendance to fill three shifts that still need volunteers to sit at the booth. Wartell stated that Matt Berres has been very helpful and supportive in these activities. After the festival, the committee will work on the House and Garden Tour.
- b. Finance Committee: The committee will meet again next Thursday at 7:30 p.m. to discuss unallocated income, which will be on the next Board meeting agenda.
  - c. Web Team: The team will meet on September 7 at 7:00 p.m. They have decided that GHI's new website will be at [www.ghi.coop](http://www.ghi.coop).
  - a. Investment: The committee will meet next Thursday at 6:45 p.m.
  - b. Companion Animal Committee: The committee continues to draft the animal disaster preparedness plan and is near completion. In addition, Director McFadden reported that there were several people at the new member coffee social who expressed interest in joining the Companion Animal Committee.
  - c. Yard Line Committee: There are some yard lines on tonight's agenda.
  - d. Architectural Review Committee: Recent requests for exceptions are below normal.
  - e. Woodlands Committee: There was nothing new to report.
  - f. Buildings Committee: The committee has been awarded a grant through the National Association of Home Builders Research Center. Work has begun to set up a meeting to develop a memorandum of understanding outlining the scope of the project to bring to the Department of Energy. This memorandum will be informal and is needed to make sure that NAHB knows what GHI wants and needs. In the meantime, the Buildings Committee has received a poor response to the initial round of letters that were sent out; a second letter has been sent informing members of two upcoming sessions during which time members can ask questions and gather information about the pilot program. The second letter was sent to an expanded pool of potential pilot participants.
  - g. Marketing Committee: The committee recently held a new member coffee social and a sellers' seminar; both went well. The Marketing Committee tables at the farmers market and the Takoma Park Festival, as well as the GHI community-wide open house, are coming up. Pending formal acceptance of the GHI web address, the committee will move forward with the marketing items they have been discussing. At their next meeting, they will propose that a banner stand be purchased to be used at all expos and information sessions.
  - h. Communications: The *Communicator* will be delivered this weekend

5. Consent Agenda

**MOTION: TO APPROVE THE CONSENT AGENDA.**

Moved: Boswell

Seconded: Lewis

Carried 8

6a. Approval of Minutes: July 15, 2010

**MOTION APPROVED BY CONSENT AGENDA: TO APPROVE THE MINUTES OF JULY 15, 2010.**

6b. Contract for Repairs, 8J Plateau Place – 2<sup>nd</sup> Reading



The Board began discussing the possibility of an access lane running through the gardenside yards of 29A and B Ridge Road. Loss of privacy was mentioned, as was a future inability to fence those yards. Ms. Sutker explained that because of the location of the garages, a fence was never possible around her yard. Ms. Wilkerson explained that the member at 29B Ridge could fence his gardenside yard, but would need to create two separate fenced-in areas that leave the access lane open.

Ms. Katrina Boverman stated that as an inner-townhouse member, she is directly affected by a decision on the access lane. She stressed that the access lane would need to be as formal and official as possible, especially if it went through the yards of two of her neighbors. Ms. Boverman explained that while Ms. Sutker has allowed her to use her gardenside yard as a passageway to her own yard, future members might not be as congenial to that arrangement. With that in mind, Ms. Boverman is in favor of an official access lane that is to be well-maintained.

The Board then discussed whether an access lane could be paved, or if Ms. Sutker is actually proposing a paved inner walkway. Ms. Sutker asked if an access lane and inner walkway could occupy the same space. Director Lewis explained that walkways are not part of the unit; access lanes are part of the unit, but other people have access to them. Ms. Wilkerson explained to the Board which areas on the proposed access lane are already paved. At that point, Ms. Sutker offered to pay for paving of the access lane behind her home, splitting the cost with Mr. Teddy Primack. The members are willing to pay for the expense of paving if GHI would agree to maintain the paved area. Mr. Primack stated that he is also willing to sign an agreement stating that he will never put up a fence around his gardenside yard, allowing open access to the paved walkway/access lane. Director James suggested that a paved lane would provide good, safe access for an ambulance crew.

Several Board members had not yet had a chance to walk the existing and proposed access lanes. With that in mind, some did not feel comfortable voting on this matter at this meeting and suggested waiting until the next Board meeting to make a decision. Mr. Primack explained that people are already using the proposed access lane to get to Ridge Road; the Board members will see a worn path when they walk the area.

Ms. Boverman asked for more clarification on the difference between an access lane and a sidewalk. Ms. Wilkerson gave the definitions and explained that both can occupy the same space. Ms. Boverman asked about the width of the sidewalk proposed as the new access lane; the existing sidewalk pieces are narrow. She offered the Board her lawnmower to use when they walk the existing path so that they can see how narrow the existing pieces of sidewalk are when walking with large lawn equipment. The existing access lane was discussed. It was pointed out that the path set by the Board is overgrown and would need to be mown down before anyone could use it as an access lane. Mr. Primack then shared pears from his pear tree in the "overgrown" access lane. Several Board members expressed an interest in walking the proposed path before making a decision.

Ms. Anne King asked about her yard line and fence line, explaining that the lines on the plat do not correspond to the actual location of her fence. Ms. Wilkerson explained the plat lines and stated that they may not match up to the location of an existing fence, and that the fence would not need to be moved until it fell into disrepair. Ms. King stated that she supports the idea proposed by Ms. Sutker and Mr. Primack. Ms. Wilkerson confirmed that 31 Ridge Road is the only issue of encroachment on City of Greenbelt property. 29 Court and 31 Court Ridge Road goes between the garages, along the wall. The green points show access for 3 Gardenway to Ridge Road; this was discussed at the 1997 meeting, but was never set.

**MOTION: TO TABLE THE DISCUSSION ON 29 RIDGE, 31 RIDGE, AND 3 GARDENWAY UNTIL THE NEXT BOARD MEETING AND ASK TECHNICAL SERVICES TO MAKE RECOMMENDATIONS ON PROPOSED SIDEWALK PAVING AND WIDENING.**

Moved: Boswell

Seconded: Lewis

Tabled

A motion to table does not require a vote.

This matter will be discussed at the September 16 Board meeting. Ms. Sutker will attend, but Mr. Primack will not be able to attend. President Agans expressed disappointment that most of the Board members did not go to walk the area before the meeting.

6d. Request for Contributions, 1<sup>st</sup> Reading

Director Novinski suggested a donation of \$500 to the Greenbelt Arts Center (GAC) for its restroom renovation project. Director Lewis suggested a donation of \$1000 to the City of Greenbelt Emergency Relief Fund. Director Morse asked if contributions should be made at all, considering the budget crunch that GHI is facing. President Agans stated that there are some savings in the budget this year, so contributions could be made; next year may be different. The Board then discussed the proposed cost of the GAC restroom renovation project. Because they will need to upgrade the restroom to meet ADA standards, it will likely cost \$50,000.

Director Wartell asked about a possible contribution to the Companion Animal Committee for its disaster plan. It was explained that the budget for charitable contributions is separate from committee budgets. The policy on charitable contributions was explained; the Board is not required to spend the entire \$2000 that was budgeted. However, contributions made must be toward cooperatives or charitable contributions in Greenbelt who have made a specific request for contributions.

Director Lewis suggested contributions in the following amounts:

- \$200 to NASCO Institute's Low Income Scholarship Fund
- \$1000 to the City of Greenbelt Emergency Relief Fund
- \$50 to Coop Month
- \$500 to the GAC Restroom Rescue
- \$250 to the Greenbelt Labor Day Festival

No motion was made and discussion on this matter was stopped.

6e. Offer to Purchase 1C Northway

**MOTION: THAT GHI EXERCISES ITS RIGHT OF FIRST REFUSAL AND OFFERS NO MORE THAN \$144,000 FOR THE HOME AT 1-C NORTHWAY ROAD.**

Moved: Boswell

Seconded: Lewis

Carried 8

7. Items of Information

President Agans asked Mr. Ralph to provide more information on the Governor's Housing Conference, as well as the Conference for Homeowners Associations. Mr. Ralph will try to get that information and pass it along to the Board.

The following additions were made to the calendar: A web team meeting on September 7; a Buildings Committee meeting on September 11 (which does not need to be made public); a formal hearing on September 30; and the performance review for General Manager Overdurff on September 23 at 7:00 p.m.

8. President

President Agans asked how many mortgages are currently held by GHI per the new policy that was recently approved by the Board. Director of Finance Perry stated that GHI currently holds one mortgage.

9. Board Members

Director McFadden will walk the path behind 29 Court Ridge this weekend.

Director Lewis is looking forward to seeing the GHI booth and parade float at the festival.

Director Boswell shared his impression of the new member coffee social. He felt that the "mix" was off and that it came off feeling like a Board meeting and not a social event. He suggested that the amount of time for programming and/or the number of official representatives from the Board or committees be limited so that there is more time for new members to mingle and meet people. While we want to share everything we know, he explained, we shouldn't during that time.

Director Wartell explained that in the event of rain, the festival would most likely move into the Community Center. On an unrelated note, he stated that he observed a neighbor did not respond to two attempts by Fee for Service staff to complete a job at their home. Director Wartell suggested that members be charged for a Fee for Service visit if they do not cancel their appointment in advance.

Audit Committee Member Hess stated that there are two precedents that need to be discussed in relation to the yard line discussion: 1) the proposed access lane would make it virtually

