

Minutes  
Special Meeting  
GHI Board of Directors  
September 29, 2005

Present: Lauber, Eichhorst, Lewis, Alpers, and Moore

Absent: Abell, Alexanderwicz, Hudson and Hess

Others in Attendance: Gretchen Overdurff, General Manager  
Stephen Ruckman, Director of Finance  
Eldon Ralph, Director of Physical Plant Operations  
Joan Krob, Recording Secretary  
Dianne Wilkerson, Audit Committee  
Tom White

A quorum being present, President Eichhorst called the meeting to order at 7:02 p.m.

**1. Approval of Agenda**

**MOTION: APPROVE THE AGENDA.**

Moved: Moore

Seconded: Lauber

Carried

**2. 2005 Fall Concrete Contract – 2<sup>nd</sup> Reading**

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, ON SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH FORT MYER CONSTRUCTION CORPORATION FOR THE FALL SEASON OF CONCRETE SIDEWALKS FOR A COST NOT TO EXCEED \$31,525.**

Moved: Lewis

Seconded: Moore

Carried

**3. 2005 Masonry Concrete Porch Roof Repairs – 1<sup>st</sup> Reading**

Director of Physical Plant Operations, Eldon Ralph summarized the concerns of staff in recent years about deterioration of concrete porch roofs on masonry homes. A survey of masonry porch roofs this year has identified 16 locations that have significant damage of spalled concrete and exposed corroded reinforcement bars that require repair. Addresses of the affected homes were provided to the Board. Two of the homes (7B and 7C Crescent Road) have previously installed decks that make the concrete porch roofs under them redundant. Staff advised that these two porch roofs will be removed rather than repaired. GHI's replacement reserves do not include funding for this item and because of the scope of work required, maintenance staff is not able to undertake the repairs. It is proposed that funds to contract this work in 2005 be drawn as an allocation of excess revenue and unallocated funds from 2004.

