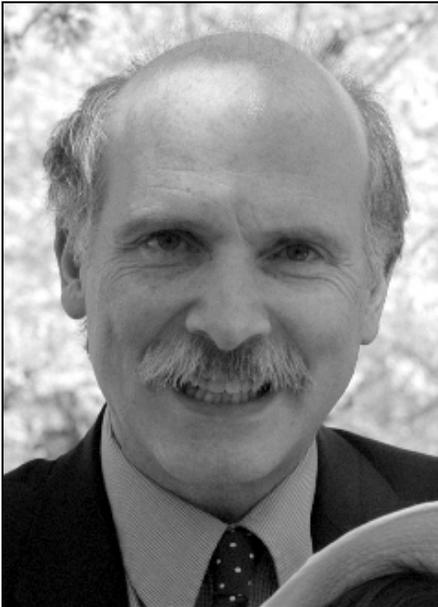


## Annual Meeting

The 2006 Annual Meeting of the DC Cooperative Housing Coalition was held at 7PM, October 24, in the Community Room at the Broadmoor Cooperative, 3601 Connecticut Avenue, NW.

Councilmember-at-Large Phil Mendelson was the evening's guest speaker, substituting for Councilmember Sharon Ambrose (Ward 6) who was unable to attend due to illness.



*CHC's Annual Meeting Guest  
Speaker, Councilmember-at-Large,  
Phil Mendelson*

Mr. Mendelson talked about the possible changes the city may experience resulting from the City's fall elections, the greatest number of changes in the

District's government since Home Rule was achieved in 1973. Among the many changes will be a new Mayor, new Council Chair, several new council members and associated committee chairs, and new School Board Chair.

Mr. Mendelson noted that the Council has lowered the tax rate from 92 cents to 88 cents per \$100 assessed valuation (to be reflected on the March 2007 real property tax bill), raised the value of the Homestead Exemption from \$38,000 to \$60,000, and lowered the Tax Cap to 10 percent. He indicated that he personally would prefer to rely more on a lower tax rate rather than a tax cap, which gives most of the advantage to those who have profited from large increases in property values.

Given a new Mayor, a new Council Chairperson and several new Council members, Mr. Mendelson noted that one could expect a number of changes in how the city government will operate. As an example, he noted that there will be changes in committee chairs and memberships and perhaps the committee structure itself. Also, one may question how challenges and changing priorities might affect the city's budget and fiscal discipline. Mr. Mendelson noted challenges in several major

areas including the quality of education, school buildings, stability of school governance, and the role of the School Board, a need for ensuring economic diversity and affordable housing for lower income residents, and public safety issues such as Emergency Medical Services, the Fire and Police Departments, and the Jails and Corrections System.

Mr. Mendelson responded to several questions from the floor.

Following Mr. Mendelson's presentation, CHC President Michael O'Dell paid tribute to the memory of Bob Kilpatrick, who died on October 13, 2005. Bob, who was one of the founders of the Cooperative Housing Coalition, served admirably and continuously on the Board of Directors since the Coalition was established in 1984. Bob lived at The Westmoreland cooperative with his wife, Justine.

President O'Dell enumerated the Coalition's accomplishments and activities since the last annual meeting including:

- Regular publication of quarterly newsletters
- Undertaking periodic membership surveys to determine membership needs and priorities
- Representation on the DC Building Code Advisory Committee

- A booth at the CAI's annual convention at the DC Convention Center to introduce and promote the Coalition
- Undertaking a review of the By-Laws for the purpose of identifying needed changes
- Continuing tracking annual property value assessments for cooperatives
- Creating and conducting a Smithsonian tour of selected cooperatives
- Communications with members of the City Council
- Maintaining and updating the website
- Planning a series of informative seminars

Members voted and approved the following:

- Dues to remain at \$1.50 per unit, per year
- The slate of directors ("Board Elected," next column), and
- By-law changes

The meeting was adjourned at 8:30PM.

### Real Estate Tax Rate Reduced

Reflected in your March 2007 tax bill, District homeowners will benefit from a smaller real estate tax rate of 88 cents per \$100 assessed valuation. This new rate is the second decrease in as many years. For many years the rate had been 96 cents per \$100 assessed valuation until it was reduced to 92 cents in the past year. The decrease in the rate reflects the increased values of home sales.

### Board Elected

At the Coalition's Annual Meeting, the membership elected the following people to the Board:

**Madeline Evanek**, *Naylor Gardens, 318 units*--Madeline is President of the Naylor Gardens Cooperative Housing Association. She has been a member of the Association for over forty-four years. She worked thirty-nine years with the Federal Bureau of Investigation in fingerprint identification, personnel, and programming, system analysis and administrative functions connected with mainframe computers. She retired in 1981.

**Desmond Foynes**, *Presidential Cooperative, 44 units*--Des is a Director on the Presidential's Board of Directors. Over the years, he has served as the Coalition's President and as its Treasurer. He is a former Director of the Dupont Circle Citizens Association and former member of the DC Board of Real Property Assessment Appeals. Des is a Department of State employee working on real estate matters.

**Carl Gerber**, *The Cathedral Avenue Cooperative, 145 units*--Carl has lived at the Cathedral Avenue Cooperative since 1978 and has been a member of the cooperative's Board for approximately 15 years, serving as President from 1979-81 and 1997-2006. During the last term, the Cooperative underwent \$8.5 million worth of renovations that included

new windows, modernizing the elevators, repairing the balconies, installing an entirely new central heating and air-conditioning system, upgrading the electrical system, remodeling the office and lobby, and redecorating the common areas.

Carl's professional experience has been in the environmental and energy areas managing research and developing programs and policies.

**Jill Golden**, *3028 Porter, 12 units*--Jill is President of the 3028 Porter Street Cooperative. She is interested in issues pertaining to small cooperatives, conservation, and energy-related matters. Jill is a finance manager at National Geographic Channels International; her personal interests include the environment and natural history.

**William Kammerer**, *The Chesterfield, 66 units*--William served on The Chesterfield Board of directors for nine years, six as president and three as treasurer. He has lived in the same cooperative for nineteen years. By profession, he is an anesthesiologist at the National Institutes of Health.

**Art Leabman**, *1870 Wyoming, 28 units*--Art has lived at the 1870 Wyoming Avenue cooperative for nearly fifteen years. He has served twice on the Wyoming's Board and has served on various ad hoc committees. Prior to moving to 1870 Wyoming, he lived at The Netherlands for seventeen years

where he served on its Board including as President from 1976 to 1990. Along with Nancy Skinkle, Art has been the Coalition's representative on the DC Building Code Advisory Committee (BCAC).

Art retired from the National Institute of Mental Health, where he served as a scientific review administrator and policy officer. Since retiring he has provided occasional consultation on the protection of human subjects in research and on the peer process for assessing the scientific merit of federally funded research grants.

**Mike O'Dell**, *Harbour Square, 447 units*--Except for three years, Mike has served continuously on the Coalition Board since the late 1980s. During that time, he has served as President, Treasurer, Vice President, and Executive Director.

Mike has lived at Harbour Square for nearly 21 years. During those years he served three 2-year terms on Harbour Square's Board as Assistant Treasurer, Treasurer, and Secretary. He also served as editor of their monthly newsletter for several years. He currently chairs the Admissions Committee.

Professionally, Mike worked in a research and demonstration unit within the Census Bureau and then worked at the GAO (General Accounting, now Government Accountability Office) as a survey and

questionnaire evaluator specialist in health issues. Now semi-retired, he consults for the Agency for Healthcare Research and Quality, an agency of the Department of Health and Human Services, working on evaluation designs and Office of Management and Budget clearance matters.

**Russ Rader**, *The Westmoreland, 59 units*--Russ has lived in the Westmoreland cooperative since 1998. He has served on the Westmoreland's Board as Co-Treasurer and President. He currently serves on the ad-hoc infrastructure committee, which is working on long-term renovation and preservation projects including interior and exterior painting and the replacement of the building's two elevators. Russ is Director of Media Relations for the Insurance Institute for Highway Safety in Arlington.

**Nancy Skinkle**, *The Broadmoor, 194 units*--Nancy's first experience with cooperative apartment living was in 1995 when she moved into 3028 Porter Street, NW Inc. where she served as President and Treasurer for nine out of ten years. She recently moved into the Broadmoor. Professionally, Nancy is a registered architect in District and, along with Art Leabman, is the Coalition's representative to the District of Columbia Building Code Advisory Committee.

**JoAnn Wells**, *Potomac Plaza, 246 units*--JoAnn bought a unit at the Potomac Plaza cooperative in 1999. She has served on their Board as a director and President; she currently is Vice President and chairs three committees: the front desk renovation committee, the elevator committee, and the Christmas party committee. She is a member of the brickwork and finance committees.

JoAnn has worked for the Insurance Institute for Highway Safety since 1975. She is the Institute's sole Senior Research Analyst responsible for data analysis, programming, research design, and project management.

### ***Mark your calendars!***

Mark your calendars now and look for more detailed information in your postal and e-mail boxes:

December 9, attend the free Coalition seminar on "Cooperatively Challenged Residents"

February 20, attend the free DC City Council Reception, co-hosted by the Coalition and the Community Associations Institute (CAI)

End of March, attend the CAI Annual Convention at the DC Convention Center

**Board of Directors****President**

Michael O'Dell  
Harbour Square, 447 units

**Vice President**

Carl Gerber  
The Cathedral Avenue, 145 units

**Secretary**

Art Leabman  
1870 Wyoming Avenue, 28 units

**Treasurer**

Nancy Skinkle  
The Broadmoor, 194 units

**Directors**

Madeline Evanek  
Naylor Gardens 318 units

Desmond Foynes  
The Presidential, 43 units

Jill Golden  
3028 Porter Street, 11 units

William Kammerer  
The Chesterfield, 66 units

Russ Radar  
The Westmoreland, 59 units

JoAnn Wells  
Potomac Plaza Apartments 249 units

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**About the Coalition**

The DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the interests of members before government officials and regulatory agencies and a service organization that provides information and education to members.

Membership is open to all District housing cooperatives, regardless of size. A volunteer board of directors, elected by member co-ops, governs the Coalition. Activities are financed through annual dues.

The Coalition grew out of an ad-hoc group of District cooperatives that formed in response to a judicial ruling that had cast a cloud over many cooperatives by banning proportionate voting. By marshaling the forces of more than 3,000 housing cooperative units, the ad-hoc group persuaded the District's City Council to resolve the matter.

Recognizing the importance to the cooperative housing community of speaking in a single voice and maintaining the ability to respond quickly and knowledgeably to matters affecting cooperative housing, the ad-hoc group decided to form a permanent organization. The Coalition was established in 1984 and was incorporated as the DC/CHC, Inc., a nonprofit, IRS Code Section 501(c)(6) organization in the District of Columbia, in 1993.

**FREE Saturday Seminar****Cooperatively  
Challenged Residents**

- December 9, 2006
- 9:30 – 11:30AM
- Harbour Square Club Room  
500 N Street, SW

**Reproducing  
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**Does your co-op need  
a web site or  
one that needs updating?**

CHC is fortunate to have found a talented web designer to create our web site. Luckier still, he is willing to create sites for our member coops at reasonable rates. Go to our web site, [www.coopscdc.com](http://www.coopscdc.com), and click on "Contact us." Let us know of your interest and we will pass that information on to him.