

Highlights From Recent Town Hall Meeting

By Sue Ready, Board President



Members gathered at the Town Hall meeting listened to the Board's presentation and asked questions.

This year's Town Hall meeting began with a brief state-of-the-coop message from the Board President. This was followed by an update on the Pilot Program and a peek at the future Homes Improvement Program presented by Board and Buildings Committee members. The presentations were greatly enhanced by slides and graphics prepared by Lauren Cummings and her able team of Tom Jones and Johanna Goderre. The last hour of the meeting was reserved for responding to members' questions.

Pilot Program Update

The Pilot Program is entering its third and final stage. All envelope improvements have been made to the homes which are testing these various elements,

including crawl space sealing and insulation, attic sealing and insulation, exterior wall insulation and new vinyl siding, windows and doors. At this writing, we are still in the midst of the 2013-14 heating season and continue to gather data on the results of these envelope upgrades. Our consultant, Home Innovation Research Laboratories (H.I.R.L.), should deliver a complete analysis of these results this summer. Preliminary data show that the most dramatic results are being experienced in frame homes. Air leakage has been reduced between 24 to 61 percent in individual frame homes. Energy consumption has been reduced an average of 28 percent in frame homes and an average of 21 percent in all homes. New heating systems should be installed this summer and tested over the winter of 2014-15.

Homes Improvement Program

Information gathered from the Pilot Program will help the membership make informed decisions about the work to be undertaken during the Homes Improvement Program. Some improvements (such as, replacement of windows and doors on all homes and vinyl siding on frame homes) are covered by our Replacement Reserves fund and will definitely be completed. Other improvements (such as sealing and insulation of crawl spaces, attics and walls, and siding for block homes) are not covered and would require the membership to decide whether or not they should be undertaken. Similarly, replacement of baseboard heaters is covered by Replacement Reserves. More costly alternative heating systems are not covered and would require a membership decision.

The co-op will need to borrow money to fund any member-approved improvements that are not covered by Replacement Reserves. Members would repay their fair share of any such loan as an addition to their monthly coop fee. Membership meetings are being planned for the fall of 2014 and 2015 to present Board recommendations for membership vote. The coop is scheduled to begin installing envelope improvements and heating systems starting in 2016 and finishing in 2020.

For a more detailed explanation, including illustrations, please visit <http://ghi.coop/content/town-hall-meeting-was-success>. Questions and answers from the Town Hall meeting will be posted on the website soon, as well as distributed with a future issue of the *Communicator*.