

NOTICE OF MEETING AND AGENDA

**GHI BOARD OF DIRECTORS
OPEN MEETING**

Starts after the GDC Open Meeting Ends
Thursday, September 1, 2022

VIRTUAL ZOOM MEETING ROOM
Members & Visitors may attend remotely.

1. Approval of Agenda

2. Statement of Closed Meetings

- a. Statement of a Complaint Hearing Held in a Closed Meeting on August 4, 2022
(Attachment #1)
- b. Statement of a Closed Meeting of the Board of Directors Held on August 11, 2022
(Attachment #2)
- c. Statement of Closed Meeting of the Board of Directors Held on September 1, 2022
(Attachment #3)

3. Visitors and Members (Comment Period)

**4. Approval of Addendum for Trust Ownership and Trustee's Affidavit for 44-T
Ridge Road (Attachment #4)**

5. Approval of Membership Applications

6. Committee Reports

7. For Discussion/Action

- | | | |
|--|------------|-------------------|
| a. Proposed Rules for Pools and Outdoor Recreation Structures (Attachments # 5a-5d) | 10 Minutes | Discussion/Action |
| b. Request the Communications and Marketing Committee to Assist Staff in Administering the Re-design of GHI's Website | 5 Minutes | Discussion/Action |
| c. Establish a Board Sub-Committee to Recommend Procedures for Board and Committee Zoom Meetings | 5 Minutes | Discussion/Action |
| d. Request the Storm Water Management Sub-Committee to Recommend a Policy for Installing Semi-Pervious Walkways and Parking Lots | 5 Minutes | Discussion/Action |
| e. Member Comments re: Reverse Mortgages for GHI members (Attachments #6a-6b) | 10 Minutes | Discussion/Action |
| f. Request from the Greenbelt Labor Day Festival Committee for a Contribution (Attachments #7a-7c) | 5 Minutes | Discussion/Action |
| g. Contract for Repairs to Stairway/Retaining Wall at 2 Court Plateau Place- 1 st Reading | 20 Minutes | Discussion/Action |
| h. Motion to Hold a Closed Meeting on September 15, 2022 | 2 Minutes | Discussion/Action |

8. Items of Information

- a. President's Items
- b. Board Members' Items
- c. Audit Committee's Items
- d. Manager's Items

Ed James
Secretary

NOTE: AT 10:15 P.M., THE BOARD MAY IMMEDIATELY MOVE TO ITEM 8, EVEN IF THE PRECEDING AGENDA ITEMS HAVE NOT BEEN COMPLETED.



GREENBELT HOMES, INC.

HAMILTON PLACE, GREENBELT, MARYLAND 20770

Area Code (301) 474-4161 Fax (301) 474-4006



MANAGER'S MEMORANDUM

TO: GHI Board of Directors
FROM: Eldon Ralph, General Manager *Eldon Ralph*
DATE: August 26, 2022
SUBJECT: Items for the **GHI OPEN** Board Meeting on September 1, 2022

GHI Open Meeting

4. Approval of Addendum for Trust Ownership and Trustee's Affidavit for 44-T Ridge Road (Attachment #4)

Karen R. Gregoire, the member at 44-T Ridge Road, requests approval from the Trustee of the Karen R. Gregoire Revocable Trust of 2022 (Attachment #4) to serve as trustee and beneficiary under a trust agreement dated September __, 2022. The updated Mutual Ownership Contract will be presented for approval under new memberships.

Suggested motion: I move that the Board of Directors approve the Addendum for Trust Ownership and Trustee's Affidavit of Karen T. Gregoire, Trustee of the Karen R. Gregoire Revocable Trust of 2022, thereby allowing her to place the membership and equity interest in 44-T Ridge Road, into a living trust dated September __, 2022.

7a. Proposed Rules for Pools and Outdoor Recreation Structures (Attachments #5a-5d)

On April 1, 2021, the Board established a task force to recommend changes in policies and procedures to mitigate GHI's liability associated with certain types of outdoor structures that members wish to install.

On December 2, 2021, the Board reviewed that task force's report and member comments about the report and requested legal counsel to draft revised rules regarding the permitting and monitoring of outdoor structures that are an "attractive nuisance".

Attorney Joe Douglass' proposed that the current Member Handbook rule XIII. SWIMMING POOLS AND ORNAMENTAL PONDS (Attachment #5a) be replaced with XIII. POOLS AND OUTDOOR RECREATION EQUIPMENT (refer to Attachment #5b). The new rule proposed by

Attorney Douglass stated that as a condition of GHI approval, each member who wishes to install a pool or recreation equipment must sign a Recreation Structure Indemnification Agreement (Attachment #5c). Ms. Theresa Melson, Senior Vice President of USI Services (GHI's insurance broker) stated as follows: *"A standard HO6 policy usually has a personal liability limit of \$300,000 or \$500,000. From what I understand, the cost for the \$500,000 is not significantly more than the \$300,000 so many of the brokers have started using the \$500,000 limit as a matter of practice. We generally recommend the higher limit on these policies – if a swimming pool or trampoline is involved, we may also recommend consideration of an umbrella since both of these amenities are considered "higher risk." Actually, many commercial insurance policies are now excluding coverage for trampolines and "bounce houses" due to the high risk involved."*

On June 2, 2022, the Board discussed the rules that Attorney Douglass proposed. Subsequently, Board members McKinley and Mortimer, along with task force member Joe Ralbovsky rewrote the rules Attorney Douglass proposed. On August 11, 2022, the Board reviewed the proposed rules that resulted from their work and asked them to further revise the rules by recommending umbrella insurance coverage amounts for swimming pools and trampolines. The revised text is highlighted in yellow in the revised rules (Attachment #5d).

The Board should consider approving the rules presented by the task force i.e., Attachment #5d as well as the Recreation Structure Indemnification Agreement i.e., Attachment #5c.

This item is on the agenda for discussion and action.

Suggested motion: I move that the Board of Directors adopt GHI Member Handbook rule XIII. POOLS AND OUTDOOR RECREATION EQUIPMENT and the Recreation Structure Indemnification Agreement (as presented/as revised), with effect on September 1, 2022.

7b. Request the Communications and Marketing Committee to Assist Staff in Administering the Re-design of GHI's Website

GHI's current website is built on a Drupal 7 platform i.e., a software program used for website design and development, and content management. After November 2022, Drupal 7 will be replaced by Drupal 9. While our website will continue to work after Nov. 2022, it will become less and less secure, since Drupal will not be releasing security updates as new threats emerge. Upgrading to Drupal 9 necessitates an overhaul of the current website. Also, much of the content on GHI's website will move to the member portal of Yardi (an integrated property management software system). Hence, GHI's website needs to be upgraded and improved to become more efficient and up to date in its content, design, and technology. On August 11, 2022, the Board approved a contract with Human Service Solutions to rebuild GHI's website using 'WordPress' as the software platform.

This item is on the agenda for the Board to consider directing the Communications and Marketing Committee to work with staff and the contractor in reorganizing the layout and content of the new website.

Suggested motion: I move that the Board of Directors direct the Communications and Marketing Committee to work with staff and Human Service Solutions in reorganizing the layout and content of GHI's website during the website re-design project.

7c. Establish a Board Sub-Committee to Recommend Procedures for Board and Committee Zoom Meetings

The 2022-2023 Action Plan for the Board of Directors, states that a standardized procedure should be developed for conducting Zoom meetings. This item is on the agenda for the Board to establish a Board Sub Committee to recommend such procedures. Some of the factors that should be considered include but are not limited to the following:

- a) Should Board, committee and membership meetings be solely virtual or hybrid (in-person/virtual)?
- b) Consider the resources needed and costs for conducting hybrid meetings.
- c) Procedures to ensure more efficient conduct of virtual meetings, e.g.
 - Proper identification of Board, committee members and key staff.
 - Better sequencing of persons who desire to speak.
 - Should discussion of items listed for discussion/action on an agenda for a Board meeting be limited only to Board members and those persons who are directly concerned with the topic being discussed, or should discussion be open to any member or visitor?
 - Should there be a time-limit for persons who desire to speak during the member/visitor portion of the meeting? Should a person submit a summary of the issue(s) they wish to discuss prior to the meeting?

This item is on the agenda for discussion and action.

Suggested motion: I move that the Board of Directors establish a Board Sub Committee to recommend the process and procedures that should be implemented to ensure the efficient conduct of Zoom Board and Committee meetings.

7d. Request the Storm Water Management Sub-Committee to Recommend a Policy for Installing Semi-Pervious Walkways and Parking Lots

The 2022-2023 Action Plan for the Board of Directors states that the Board should develop a policy for utilization of semi pervious materials for construction of walkways and parking lots. This item is on the agenda for the Board to direct the Storm Water Management Sub Committee to recommend such a policy.

Suggested motion: I move that the Board of Directors direct the Storm Water Management Sub Committee to recommend a policy for installing semi-pervious walkways and parking lots within common areas.

7e. Member Comments re: Reverse Mortgages for GHI Members (Attachments #6a-6b)

On March 3, 2022, the Board directed the Legislative Government Affairs Committee (LGAC) to recommend specific steps that GHI should take in advocating for the passage of legislation in Maryland that would enable members of housing cooperatives to obtain reverse mortgages.

The LGAC subsequently submitted a letter that requested the Board to ascertain whether our membership is interested in having access to reverse mortgages and if GHI's share loan providers have interest in providing them. On May 2, 2022, the Board directed the manager to include an article in GHI's e-newsletter asking members whether or not they are in favor of having access to reverse share loans. The Board also directed the Manager to send letters to GHI's share loan providers asking whether they would be interested in providing reverse mortgages (share loans) to GHI members if legislation were passed to make them available to members of housing cooperatives.

Attachment #6a contains the comments that 28 members submitted. Attachment #6b is the letter that the Manager sent to six share loan providers. Only the Greenbelt Credit Union responded, stating that it was the censuses of their Board that additional information is needed before making a decision to offer reverse share loans to GHI members.

Suggested motion: I move that the Board of Directors direct the Legislative Government Affairs Committee (LGAC) to *(continue/discontinue)* its assignment in recommending specific steps that GHI should take in advocating for the passage of legislation in Maryland that would enable members of housing cooperatives to obtain reverse mortgages.

7f. Request from the Greenbelt Labor Day Festival Committee for a Contribution (Attachments #7a-7c)

Attachment #7a is a letter from the Greenbelt Labor Day Festival Committee for a contribution towards promotion of the 68th Annual Labor Day Festival in September within the center of Greenbelt. The Festival Committee is requesting sponsors to contribute amounts of either \$100, \$250 or \$500.

Ms. Linda Ivy, President of the Greenbelt Labor Day Festival Committee acknowledged that sponsor letters were sent out late this year; however, she informed GHI President Brodd, that the Committee will include GHI in their advertisement as a sponsor this year with the hope that the Board continues its support.

GHI's Contributions Policy, shown in Attachment #7b, outlines the process for requesting a contribution. All requests should fit one or more of the stated criteria. An updated chart of donations is also shown in Attachment #7c.

This item is on the agenda for discussion and action.

Suggested Motion: I move that the Board of Directors approve a contribution of \$ _____ to the Greenbelt Labor Day Festival Committee towards its promotion of the 68th Annual Labor Day Festival within the center of Greenbelt during September 2022.

7g. Contract for Repairs to Stairway/Retaining Wall at 2 Court Plateau Place- 1st Reading

Staff expects to receive two bids from contractors for repairs of a stairway/retaining wall at 2 Court Plateau Place. An Addendum to the Manager's Memorandum will be provided to the Board for this item on Monday, August 29 (Next Monday).

7h. Motion to Hold a Closed Meeting on September 15, 2022

Motion: I move to hold a closed meeting of the Board of Directors at 7:00 pm on September 15, 2022.

Statement of a Complaints Panel Hearing Held in a Closed Meeting on August 4, 2022

On August 4, 2022, a Complaints Panel, comprised of Directors Bilyeu, James and Whipple met with a member regarding a complaint matter. The hearing was conducted during a closed meeting, via internet audio/video conference.

The closed meeting was authorized by sub-paragraph § 5-6B-19 (e)(1)(iv) of the Maryland Cooperative Housing Act.

The motion to hold the hearings was approved by a 6-0 vote of the Board of Directors during a closed meeting on June 16, 2022.

Statement of Closed Meeting of the Board of Directors Held on August 11, 2022

GHI's Board of Directors held a closed meeting at 7:00 PM on August 11, 2022, via internet audio/video conference to discuss the following matters, as specified in the noted sub-paragraphs of the Maryland Cooperative Housing Corporation Act § 5-6B-19 (e) (1):

1. Approve Minutes of the Closed Meeting held on June 16, 2022	(vii)
2. Request by a Member for an Exception to the Two-year Profit Limitation Provision in the Mutual Ownership Contract	(iv)
3. Request by a Member for Permission to Leave Their Unit Unoccupied due to the Member's Illness	(iv)
4. Consider Approval of the Following Contracts: <ul style="list-style-type: none"> • Contract with an IT Consulting Firm to Redesign GHI's Website • Emergency Contract for Tree Clean-up Services Due to the Storm on July 12, 2022 – 1st reading • Contract for Underground Utility Pipe Repairs - 1st reading • Hiring an Investment Advisory Firm to Invest GHI Funds -1st reading • Contract for Replacing Roofs and Gutters on Masonry Block Homes – 1st reading 	(vi)
5. Member Complaint Matters	(iv)

During the meeting, the Board authorized a contract with Human Services Solutions to redesign GHI's website and provide website security and support for one year at the following costs:

- a) Website redesign - \$35,250 plus 15% for contingencies, for a total not to exceed \$40,538.
- b) Website Security Implementation and Support - \$11,520 plus 15% for contingencies, for a total not to exceed \$13,248 during the first 12 months of operation

The motion to hold the closed meeting was approved during the open meeting of July 14, 2022, by Directors Bilyeu, Brodd, Hess, James, Lambert, Luly, McKinley, Mortimer, and Whipple.

Statement of Closed Meeting of the Board of Directors Held on September 1, 2022

GHI's Board of Directors held a closed meeting at 7:00 PM on September 1, 2022, via internet audio/video conference to discuss the following matters, as specified in the noted sub-paragraphs of the Maryland Cooperative Housing Corporation Act § 5-6B-19 (e) (1):

1. Request by the Personal Representative of the Estate of a Deceased Member for the Unit to Remain Unoccupied Until It is Sold	(iv)
2. Member Complaint Matters	(iv)
3. Status on Resuming Negotiations with WSSC re: Replacing Underground Water and Sewer Pipes for Masonry Homes	(vi)
4. Consider Approval of the Following Contracts: a) Emergency Contract for Tree Clean-up Services Due to the Storm on July 12, 2022 – 2 nd reading b) Contract for Underground Utility Pipe Repairs at 8 Sites – 2 nd reading c) Hiring an Investment Advisory Firm to Invest GHI Funds -2 nd reading d) Contract for Underground Utility Pipe Repairs and Drainage Improvement at 6-F Hillside Road e) Contract for Repairing of Structural Problems at 53A-D Ridge Rd, 15G-M Laurel Hill Rd, 13Q Hillside Road f) Contract for Replacing Roofs and Gutters on Masonry Block Homes – 1 st reading g) Contract for Installing New Windows, Doors, and Siding on Larger Homes - 1st reading	(vi)

During the meeting, the Board approved the following contracts:

- a) An addendum to the current tree maintenance contract with Brightview Landscapes to provide two tree maintenance crews and equipment at a cost of \$375 per hour, per crew to remove fallen trees from homes and structures and tree branches and stumps from yards and common areas of GHI as a result of the storm that occurred on July 12, 2022.
- b) A contract with Humphrey & Sons Inc. to undertake underground utility pipe repairs at 1 Court Gardenway, 6 Court Hillside Road, 13 Court Hillside Road, 18-K Ridge Road, 19-D Ridge Road, 24 Court Ridge Road, 45-B Ridge Road and 4 Woodland Way at the contractor's bid of \$195,000, plus 15% for contingencies, for a total not to exceed \$224,250.
- c) Selected Farr, Miller & Washington to serve as GHI's investment advisor for investment of GHI's funds under the custody of Fidelity Investments and authorized the Board President to sign an investment advisory agreement with Farr, Miller & Washington whose annual fee will be 0.5% of the amount of funds invested.

- d) A contract with Old Line Construction Inc. to undertake underground utility pipe repairs and install a channel drain system at 6-F Hillside Road, at the contractor's bid of \$25,874, plus 15% for contingencies, for a total not to exceed \$29,775.
- e) A contract with 58 Foundations to repair structural problems at 53A-D Ridge Road, 8-P Laurel Hill Road and 13-Q Hillside Road, at the contractor's bid price of \$44,800, plus 10% for contingencies, for a total not to exceed \$49,280.00.

A motion to hold the closed meeting was approved during the open meeting of August 11, 2022, by Directors Bilyeu, Brodd, Hess, James, Luly, McKinley, Mortimer, and Whipple.

Draft

GREENBELT HOMES, INC.

**COOPERATIVE HOUSING PROPRIETARY LEASE
AND
MUTUAL OWNERSHIP CONTRACT**

ADDENDUM FOR TRUST OWNERSHIP

THIS ADDENDUM TO PROPRIETARY LEASE AND MUTUAL OWNERSHIP CONTRACT

(hereinafter the "Addendum") is made as of the 11 day of August, 2022, by and among GREENBELT HOMES, INC. , a non-stock Maryland corporation (hereinafter "GHI"), Karen R. Gregoire, (called the "Trustee"), under that certain trust declaration dated 09 August 2022, for the benefit of Karen R. Gregoire (hereinafter called the "Beneficiary").

BACKGROUND

a. This Addendum supplements and amends that certain Mutual Ownership Contract (hereinafter the "Contract") executed by Trustee simultaneously with the signing of this Addendum, which Contract granted to Trustee, as Member, the Perpetual Use of certain property more particularly described in the Contract and commonly known as 44-T Ridge Road, Unit 2177, Type K3E located at the Greenbelt Housing Project, Greenbelt, Maryland (hereinafter the "Premises").

b. Pursuant to the GHI Rules, and in accordance with GHI Bylaws, the Board has approved the ownership by the Trustee of the right to exclusive use and possession of the premises for the benefit of the Beneficiary.

c. This Addendum supplements and amends the Contract to reflect, among other matters, that the Perpetual Use is held in trust, and that the Beneficiary rather than the Trustee will occupy the Premises.

ADDENDUM TERMS AND CONDITIONS

In consideration of the mutual covenants and agreements contained in this Addendum, GHI, the Trustee, and the Beneficiary do mutually agree that the Contract is supplemented and amended as follows:

1. USE OF TERMS:

a. Member. To the extent the Contract imposes rights and responsibilities on a GHI member, the term "Member" when used in the Contract shall include the Beneficiary in addition to the Trustee.

b. Other Terms. All other terms defined and/or used in the Contract shall have in this Addendum the same meanings as in the Contract.

2. OCCUPANCY OF THE PREMISES.

a. Beneficiary. Subject to the terms and conditions set forth in the Contract, the Bylaws, the Rules, and this Addendum:

i. The Beneficiary may peaceably have and enjoy the Premises for the Beneficiary's exclusive use and possession, and may enjoy, in common with members of GHI, the use of all common property and facilities of GHI; and

ii. The Beneficiary shall be subject to and shall comply with all the terms and conditions set forth in §3 of the Contract, entitled "Perpetual Use and Occupancy", as though the Beneficiary was a Member.

b. Trustee. Notwithstanding the terms and conditions set forth in the Contract:

i. The Trustee is not obligated to occupy the Premises; but

ii. The Trustee shall be responsible for proper occupancy and use of the Premises as defined in the MOC and GHI rules.

3. TRUST.

a. Copy. The Trustee represents that attached to this Addendum is a true copy of the Trustee's Affidavit in a form required by the Board.

b. Changes. No successor trustee, other than an "Immediate Family Member" of the Trustee, may be appointed or named unless such successor is an individual and that individual has been preapproved by the Board. "Immediate Family Member" is limited to the Trustee's spouse and children, including adopted children, grandchildren, parents, grandparents, brothers, and sisters of the Trustee and the Trustee's spouse.

c. Authority. The Trustee represents that no terms of the Trust will be violated by the Trustee executing a GHI Mutual Ownership Contract and this Addendum, and Trustee is authorized to execute these contracts.

d. No Responsibility. Neither GHI nor the Board has any responsibility in connection with, and takes no position as to the Trust, its legal effect, or its implementation. The Trustee and the Beneficiary shall indemnify and hold GHI and the Board harmless from any loss, cost, or expense arising out of or resulting from or in any way related to ownership of the Perpetual Use in trust.

e. **Agreement to Indemnify and Hold Harmless.** The Trustee, the Beneficiary, and the prior member with right in the perpetual use of the Premises as identified below each agree to indemnify GHI and the Board and hold it and them harmless from any liability for any loss or expense arising from any improper actions or failures to act on the part of any successor trustee.

4. **MISCELLANEOUS.**

a. **Notices and Demands on Member.** Any notice by GHI to Member shall be deemed to be duly given, and any demand by GHI upon member shall be deemed to have been duly made, if in writing and either delivered personally or mailed, certified mail, postage prepaid, to the Trustee or the Beneficiary or both at the Premises.

b. **Modification of This Addendum.** This Addendum may be changed or modified by an amendment to the Bylaws approved by the GHI membership as provided in the Bylaws. Except as provided in the preceding sentence, no change or modification of this Addendum shall be valid unless the same shall be in writing and signed by the parties to this Addendum.

c. **Representations.** No representations other than those in the Contract, the Bylaws, the Rules, or this Addendum, shall be legal or binding on GHI.

d. **Inconsistency.** The provisions of this Addendum are intended to supplement and amend the Contract. Except as changed by this Addendum, all provisions in the Contract remain in full force and effect.

e. **Severability.** The provisions of this Addendum are severable, and in any event any provision of this Addendum conflicts with applicable law or is found to be invalid, such conflict or invalidity shall not affect the other provisions of this Addendum or the Contract.

f. **Recitals and Headings.** The recitals in this Addendum are a part of this Addendum. The headings to the sections and paragraphs in this Addendum are for informational purposes and are not a part of this Addendum.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to Mutual Ownership Contract to be signed and sealed on this the _____ day of September, 2022.

ATTEST:

GREENBELT HOMES, INC.

Secretary or Assistant Secretary

By: _____ (SEAL)
President or Vice President

WITNESS

(SEAL)
Karen R. Gregoire, Trustee Under the
Trust Declaration Dated 9 August 2022

WITNESS

(SEAL)
Karen R. Gregoire, Beneficiary

ACKNOWLEDGEMENTS

STATE OF MARYLAND, COUNTY OF PRINCE GEORGE’S, to wit:

I HEREBY CERTIFY that on the ___ day of September, 2022, before me the undersigned officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared Stefan Brodd, President of Greenbelt Homes, Inc. and on behalf of Greenbelt Homes, Inc., and did acknowledge the foregoing Addendum to be the duly authorized act of Greenbelt Homes, Inc.

WITNESS my hand and official seal

Notary Public

My Commission Expires: _____.

STATE OF MARYLAND, COUNTY OF PRINCE GEORGE’S, to wit:

I HEREBY CERTIFY that on the ___ day of September, 2022, before me the undersigned officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared Karen R. Gregoire, identified in the foregoing Addendum as the Trustee, and declared and acknowledged the same to be her act.

WITNESS my hand and official seal

Notary Public

My commission expires: _____.

STATE OF MARYLAND, COUNTY OF PRINCE GEORGE’S, to wit:

I HEREBY CERTIFY that on the ___ day of September 2022, before me the undersigned officer, a Notary Public in and for the jurisdiction aforesaid, personally

appeared Karen R. Gregoire, identified in the foregoing Addendum as the Beneficiary, and declared and acknowledged the same to be her act.

WITNESS my hand and official seal

Notary Public

My commission expires: _____.

TRUSTEE’S AFFIDAVIT

STATE OF MARYLAND, COUNTY OF PRINCE GEORGE’S, to wit:

This day there personally appeared before the undersigned Notary Public in and for the aforesaid jurisdiction, Katrina M. Boverman, who being first duly sworn, made oath as follows:

1. I am the Trustee (the "Trustee") of that certain trust dated 9 August 2022 for the benefit of Karen R. Gregoire (the "Beneficiary").

2. My true signature is as follows:

Signature

3. Subject to approval by the Board of Directors of Greenbelt Homes, Inc. ("GHI"), Karen R. Gregoire, who plans to transfer to the Trust, her right of perpetual use in 44-T Ridge Road, Unit 2177, Type K3E, located at Greenbelt Housing Project, Greenbelt, Maryland (the "Premises").

4. Under the terms of the Trust, the Beneficiary has the right to occupy the Premises.

5. Under the terms of the Trust, no successor trustee may be appointed or named unless such successor trustee is an individual, and prior to, or within thirty (30) days, of any event triggering the obligations and duties as Trustee, such successor trustee shall be approved as a Member.

6. No terms of the Trust will be violated by the Trustee executing a GHI Mutual Ownership Contract and Addendum in substantially the forms attached to this Affidavit, and Trustee is authorized to execute those contracts.

Subscribed and sworn to before me this __ day of September 2022.

Notary Pubic

My commission expires: _____.

XIII. Swimming Pools and Ornamental Ponds

A. MINOR POOLS AND PONDS

1. Pools less than twenty-three (23) inches deep and less than twelve (12) feet in diameter may be purchased and used without Corporation approval.
2. Ornamental ponds less than twenty-three (23) inches deep and less than twelve (12) feet in diameter may be dug in the yard provided they do not interfere with the yard swale or drainage. Care must be taken to keep these ponds clean so they do not become areas for mosquito breeding.

B. MAJOR POOLS

Any pool, including outdoor hot tubs or spas, over twenty-three (23) inches deep or twelve (12) feet in diameter will require approval. Maximum depth will be thirty-six (36) inches. Swimming pools are required to have approval by the Board of Directors; ponds, hot tubs, or spas may be approved by staff.

Regulations governing 23" to 36" depth and over 12 foot diameter pools (prior approval must be obtained from Management):

1. No pool can be installed which interferes with natural drainage.
2. Swimming pools must be enclosed by protective fences around the pool or around the yard where the pool is located. Hot tubs or spas must be protected with a safety cover in compliance with the local building code; use of a barrier fence for hot tubs or spas requires specific approval by the Board of Directors.
3. Liability insurance protection must be provided and evidence of such coverage must be provided to Management before installation of the pool. This insurance must remain in force during the life of the pool.
4. A pool cover must be installed at all times when the pool is not occupied.
5. Provision must be made for use of a filter to conserve water.

DRAFT REVISION OF GHI HANDBOOK – ARTICLE XIII

XIII. POOLS AND OUTDOOR RECREATION EQUIPMENT

A. SMALL POOLS AND ORNAMENTAL PONDS

1. Pools less than twenty-three (23) inches deep and less than twelve (12) feet in diameter may be purchased and used without Corporation approval, but must be properly maintained in safe, clean and sanitary condition and must not become areas for mosquito breeding.
2. Ornamental ponds less than twenty-three (23) inches deep and less than twelve (12) feet in diameter may be dug in the yard provided they do not interfere with the yard swale or drainage. These ponds must be properly maintained in safe, clean and sanitary condition and must not become areas for mosquito breeding.

B. LARGE POOLS AND ORNAMENTAL PONDS

1. All pools, including but not limited to ornamental ponds, outdoor hot tubs and spas, over twenty-three (23) inches deep or over twelve (12) feet in diameter must receive prior GHI approval. The maximum depth of any such pool, tub or spa shall not exceed thirty-six (36) inches. Installation of swimming pools must be approved in advance by the Board of Directors. Installation of ponds, hot tubs, or spas may be approved by GHI staff.
2. No installation will be permitted if it will interfere with natural drainage. All pools, ponds, hot tubs and spas must be maintained in safe, clean and sanitary condition and must not become areas for mosquito breeding.
3. Every swimming pool must be enclosed by a fence not less than __ inches high, with a locked gate, and approved by the Board of Directors. Installation of a barrier fence around a hot tub or spa also requires prior approval by the Board of Directors.
4. A pool cover must be installed at all times when the pool is not occupied. Hot tubs or spas must be protected with safety covers in compliance with the local code. The safety cover must be in place whenever a hot tub or spa is not occupied.
5. Water must be recirculated and filtered. Pool chemicals must be stored in a locked enclosure.

C. RECREATION EQUIPMENT

1. Trampolines must be approved in advance by GHI staff. Every trampoline must be installed in accordance with the manufacturer's instructions, must be enclosed by a safety net at all times and must be properly maintained in safe condition. When a trampoline is not in use, the safety net must be locked and any steps or ladders to access the trampoline must be removed.
2. All recreation equipment, including but not limited to swing sets, slides, climbing equipment, playhouses and other play structures, must be installed in accordance with the manufacturer's instructions and must be properly maintained in safe condition.

3. Every yard in which recreation equipment is installed must be enclosed by a fence not less than ___ inches high, with a locked gate, and approved by the Board of Directors.

D. MEMBERS' OBLIGATIONS

1. Members are responsible for ensuring that their pools, including but not limited to ornamental ponds, outdoor hot tubs and spas, their recreation equipment, and all required fences, are installed, used and maintained in safe condition and in full compliance with all applicable laws and regulations.

2. As a condition of GHI approval, each Member who wishes to install a pool or recreation equipment must sign a Recreation Structure Indemnification Agreement, in a form prescribed by GHI, protecting GHI from all liability.

3. As a condition of GHI approval, each Member who wishes to install a pool or recreation equipment must obtain and at all times maintain liability insurance providing coverage for any injury or damage arising in connection with use of the pool or recreation equipment, with minimum coverage limits of \$____, and must provide documentation of such insurance coverage annually to GHI.

RECREATION STRUCTURE INDEMNIFICATION AGREEMENT

This Agreement is entered into as of _____, 20____, by and between _____ (“Member”), whose address is _____, and Greenbelt Homes, Inc. (“GHI”), the address of which is 1 Hamilton Place, Greenbelt, Maryland 20770.

Recitals

- A. The Member is the occupant of a dwelling unit and certain exterior areas (“Yard”) located at _____. The dwelling unit and the Yard comprise the “Premises,” pursuant to the Member’s Cooperative Housing Proprietary Lease and Mutual Ownership Contract with GHI, dated _____ (“MOC”).
- B. GHI is the owner of the Premises and has authority to regulate the use of the Premises and to grant or withhold permission for any installations to be made on the Premises, including but not limited to any installations of pools, water features, hot tubs, spas, trampolines or play structures.
- C. The Member wishes to install the items described and shown on Exhibit A to this Agreement (“Recreation Structure”) in the Yard.
- D. The Member has been fully advised of the risks of injury or death associated with use of the proposed Recreation Structure and is willing to assume such risks and to hold GHI harmless from any claims arising in connection with the Recreation Structure.
- E. GHI is willing to permit installation of the Recreation Structure, subject to the terms and conditions of this Agreement, and the Member is willing to agree to and abide by the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the mutual promises and covenants herein, and other good and valuable consideration, the parties agree as follows.

- 1. GHI hereby grants permission, subject to the terms and conditions of this Agreement and subject to the MOC and governing legal documents of GHI, for the installation of the Recreation Structure in the Yard, for the term of this Agreement.
- 2. The Member shall maintain the Yard, shall maintain a secure fence surrounding the Yard, and shall maintain the Recreation Structure, in good and safe order, condition and repair and shall perform all necessary maintenance and repairs. If the Member fails to perform such maintenance or repairs, GHI, in addition to, and not in lieu of, any other rights and remedies available to GHI, shall have the right, after 10 days written notice to the Member, to terminate this Agreement and remove the Recreation Structure from the Yard, and the Member shall reimburse GHI for all of its costs in connection with such work, within 10 days after written demand for payment is sent by GHI to the Member.

3. GHI and its authorized agents and contractors shall have a right of entry upon the Yard at any time, without prior notice, for the purposes of performing inspections and performing any work permitted by this Agreement or by the MOC and governing legal documents of GHI. The Member shall not obstruct or hinder GHI in the exercise of this right or in the performance of any inspections or work permitted by this Agreement.
4. The Member shall indemnify and hold harmless GHI and its members, directors, officers, committee members, employees and agents, and their respective successors and assigns, from and against any and all claims, damages, injuries, suits, proceedings, actions or causes of action of any kind, including without limitation property damage, personal injury or death, along with all costs and attorney's fees, which may arise in connection with use of the Recreation Structure or the presence of the Recreation Structure in the Yard. This provision shall survive termination of this Agreement.
5. The Member shall at all times maintain an adequate liability insurance policy covering claims for property damage, injuries or death resulting from use of the Recreation Structure or the presence of the Recreation Structure in the Yard. GHI and its members, directors, officers, committee members, employees and agents, and their respective successors and assigns, shall be designated as additional insured parties under such insurance policy. A Certificate of Insurance documenting such required coverage is attached hereto as Exhibit B. The Member shall provide GHI with a Certificate of Insurance annually on or before the anniversary date of this Agreement, documenting that such insurance coverage remains in effect.
6. At such time as the Member ceases to be a member of GHI or ceases to reside at the Premises, this Agreement shall terminate automatically and the Member shall immediately remove the Recreation Structure from the Premises unless otherwise notified by GHI. Permission given by GHI to the Member under this Agreement for installation of the Recreation Structure is given personally to the Member, and shall automatically be withdrawn upon termination of this Agreement, and such permission shall not be assigned, and shall not transfer or convey, to any other person, including without limitation any tenant, any other member of GHI, any future occupant of the Premises, or any of the Member's heirs, successors or assigns.
7. If the Member fails to comply with any provision of this Agreement, or with the MOC or governing legal documents of GHI, or if GHI in its sole discretion determines that the presence of the Recreation Structure is not in the best interest of GHI or its members, GHI shall have the right to terminate this Agreement and the rights granted to the Member hereby upon 10 days' written notice to the Member.
8. Upon termination of this Agreement, the Member shall immediately remove the Recreation Structure from the Premises and shall not thereafter install any Recreation Structure on the Premises. If the Member fails to remove the Recreation Structure as required within 10 days after notice from GHI, GHI shall have the right to remove the Recreation Structure from the Yard, and the Member shall reimburse GHI for all costs incurred, within 10 days after written demand for payment is sent by GHI to the Member.

The exercise by GHI of the right to terminate this Agreement shall not, however, constitute an election of remedies, and GHI shall have the right to take any other action available at law or in equity to enforce this Agreement or to enforce any other rights that GHI may have under the MOC, under the governing legal documents of GHI, or under applicable law. Any failure or forbearance by GHI to enforce this Agreement or any to exercise any other rights available to it shall not constitute a waiver of any right of GHI to enforce this Agreement or to exercise such other rights on any other occasion.

- 9. Notices required or permitted by this Agreement shall be in writing and shall be hand-delivered or mailed by first class mail postage prepaid, or sent by Federal Express or other nationally recognized overnight delivery service, or sent via electronic mail with confirmation of delivery, to the parties at the addresses set forth above, or to such other address as any party may designate by written notice from time to time. Notices sent by hand or electronic mail shall be deemed received upon actual receipt or upon refusal of receipt on the first occasion on which delivery is attempted. Notices sent by first class mail shall be deemed received four days after deposit in the U.S. Mail. Notices sent for overnight delivery by Federal Express or other nationally recognized overnight delivery service shall be deemed received 1 business day after delivery to such nationally recognized delivery service.
- 10. This Agreement cannot be modified except by written amendment of this Agreement, signed by the parties. This Agreement shall bind and inure to the benefit of the parties and their successors and assigns.
- 11. This Agreement shall be enforced and construed under the laws of Maryland without regard to conflict of laws principles. Venue for any legal action in connection with this Agreement shall be in Prince George’s County, Maryland.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the date first set forth above.

GREENBELT HOMES, INC.

By: _____
President

By: _____
Secretary

MEMBER

EXHIBIT A

**DESCRIPTION, SPECIFICATIONS, PROPOSED LOCATION
AND IMAGE OF PROPOSED RECREATION STRUCTURE**

[ATTACHED]

EXHIBIT B

MEMBER'S CERTIFICATE OF INSURANCE

[ATTACHED]

DRAFT REVISION OF GHI HANDBOOK – ARTICLE XIII**XIII. POOLS AND OUTDOOR RECREATION EQUIPMENT****A. SMALL POOLS AND ORNAMENTAL PONDS (UNDER 12' wide and/or 23" deep)**

1. *Approval Requirements:* Small pools and ornamental ponds less than twenty-three (23) inches deep and less than twelve (12) feet in diameter may be purchased and installed without prior approval from GHI staff. See XIII.B for larger pools and ornamental ponds.
2. *Installation Requirements:* Ornamental ponds may be dug into yards provided that they do not interfere with yard swales or natural drainage.
3. *Member Responsibilities:* Members are responsible for ensuring that their pools or ornamental ponds are properly installed, used and maintained in a safe and sanitary condition and must not become breeding sites for mosquitoes.

B. LARGE POOLS AND ORNAMENTAL PONDS (OVER 12' wide and/or 23" deep)

1. *Approval Requirements:* All pools, including but not limited to ornamental ponds, outdoor hot tubs and spas, over twenty-three (23) inches deep or over twelve (12) feet in diameter must receive prior GHI staff approval. Installation of swimming pools must be authorized in advance by an affirmative vote of the Board of Directors. Installation of ponds, hot tubs, or spas may be approved by GHI staff. As a condition of GHI staff approval, each Member who wishes to install a large pool or pond must sign a Recreation Structure Indemnification Agreement in a form prescribed by GHI, protecting GHI from all liability. Each Member who wishes to install a pool must obtain and at all times maintain liability insurance providing coverage for any injury or damage arising in connection with use of the pool or recreation equipment, with minimum coverage limits of \$500,000. In addition, the Member must obtain personal umbrella liability insurance of not less than \$2,000,000. The Member must provide documentation of such insurance coverage (both liability and umbrella) annually to GHI.
2. *Installation Requirements:* No installation will be allowed if it will interfere with natural drainage. The maximum depth of any pool, tub or spa shall not exceed thirty-six (36) inches. Water must be recirculated and filtered. Every swimming pool must be enclosed by a fence not less than seventy-two (72) inches high, with a locked gate in compliance with local codes (Prince George's County Code, Subtitle 27. – Zoning, Part 5, Division 1, Section 27-424. - Swimming pools and Greenbelt City Code, Div. 3. General Requirements, Subdiv. 2. Exterior Property Areas, Sec. 4-130.5).
3. *Member Responsibilities:* All pools, ponds, hot tubs and spas must be maintained in safe, clean and sanitary condition and must not become areas for mosquito breeding. Pool chemicals must be stored in a locked enclosure. A pool cover must be installed at all times when the pool is not occupied. Hot tubs or spas must be protected with safety covers in compliance with the local code. The safety cover must be in place whenever a hot tub or spa is not occupied in accordance with Greenbelt City Code, Div. 3. General Requirements, Subdiv. 2. Exterior Property Areas, Sec. 4-130.5.

C. TRAMPOLINES

1. *Approval Requirements:* Trampolines must be approved in advance by GHI staff. As a condition of GHI staff approval, each Member who wishes to install a trampoline must sign a

Recreation Structure Indemnification Agreement, in a form prescribed by GHI, protecting GHI from all liability. Each Member who wishes to install a trampoline must obtain and at all times maintain liability insurance providing coverage for any injury or damage arising in connection with use of the trampoline, with minimum coverage limits of \$500,000. In addition, the Member must obtain personal umbrella liability insurance of not less than \$1,000,000. The Member must provide documentation of such insurance coverage (both liability and umbrella) annually to GHI..

2. *Installation Requirements:* Every trampoline must be installed in accordance with the manufacturer's instructions, must be enclosed by a safety net at all times, and must be properly maintained in safe condition. Every yard in which a trampoline is installed must be enclosed by a fence not less than 36 inches high with a locked gate

3. *Member Responsibilities:* When a trampoline is not in use, the safety net must be locked and any steps or ladders to access the trampoline must be removed.

D. OTHER OUTDOOR RECREATION EQUIPMENT

1. *Installation Requirements:* All recreation equipment, including but not limited to swing sets, slides, climbing equipment, playhouses and other play structures, must be installed in accordance with the manufacturer's instructions and must be properly maintained in safe condition.

2. *Approval Requirement:* As a condition of GHI staff approval, each Member who wishes to install recreation equipment must sign a Recreation Structure Indemnification Agreement, in a form prescribed by GHI, protecting GHI from all liability.

Member Comment Responses to Reverse Share Loan Proposal

Comments
(See Comment #1)
(See Comment #2)
(See Comment #3)
(See comment #4)
I support GHI members having access to reverse share loans. This would replicate the access to reverse mortgage loans that most homeowners have, and it would be a useful option for many GHI members.
I have no opinion, positive or negative, on reverse share loans because I won't have a need for one.
I'm in favor of pursuing the option of a reverse share loan for members. I think it would be an option for making our homes affordable as members age.
I am NOT in favor of having reverse share loans.
This is to confirm that I support enabling GHI members to use reverse share loans.
I am writing in favor of reverse share loans. It is an option I'd like to have in retirement to supplement my social security and retirement funds. This option is especially helpful to lower income residents who may have equity that could help them now.
I am writing in support of Reverse Share Loans. I think it is a good idea to pursue this possibility. I would be interested in considering such a loan in the future.
More info please: Choose own financial institution or given option? What if a person Exhausts all equity? What happens if money runs out? Risks involved for the individual or the community? More info on contracts? If an elderly person exhaust money are they evicted?
I think being able to get a reverse mortgage on a GHI unit would support the concept of aging in place. It would allow a resident to use their equity to cover expenses such as caregivers.
I am writing to support reverse share loans for GHI. I believe that residents may need a reverse share loan for valid financial reasons, and a reverse share loan might keep a resident in his/her home when other financial avenues are not available.
I think more information is needed, but I think it would be a good idea to have more information on this idea to give people options, especially those on fixed incomes that have their homes paid off and want to age in place here. I would be in favor of them if they became legal here in Maryland, and if we kept certain controls in place. Much more info is needed, but I'm in favor of moving forward with this.
In general, I am in favor of the ability for ghi members to obtain a reverse mortgage. however, because we do not OWN our homes, but only have the right to live in them in perpetuity, we need to make sure that members, other than the one(s) who have taken out this reverse mortgage, are NEVER responsible if that member (for some reason) cannot pay it back. will there ever be a time when, upon sale of a co-op home, that there would not be enough money to pay back the reverse mortgage? we need to make sure that there is language included to state that the INDIVIDUAL is solely responsible for repaying the reverse mortgage, and that GHI and its members are held harmless. the reverse mortgage should NEVER devolve to GHI and its members.

Member Comment Responses to Reverse Share Loan Proposal

I'm in favor of this if and when it should become legal. But only so long as those lending institutions understand the requirements for selling a unit in GHI and that GHI has final approval of the transactions once the member has passed away or has to move. We seem to have a lot of people over the age of 80 who do not wish to leave their homes but can't afford the upkeep. Having that income might allow them to pay for the help they need. Thank you.

No, I don't agree to the acceptance of Reverse Mortgage arrangements of any kind. at any time.

I am interested in the possibility of GHI offering reverse share loans.

I think it is worth investigating, as it helps members age/die in place, if we can protect GHI as a whole.

Questions to investigate:

Will an approved GHI lender have a recognition agreement with GHI for the reverse share loan? In case of default or member dies?

I am writing in regards to the reverse share mortgages legislation. I understand that some view these as predatory but we do not have a lot of options to obtain financing to remodel our houses. I recently tried to secure a loan to remodel my kitchen and my only option was to pretty much refinance my mortgage which would have been very expensive and tedious to do requiring a home inspection. Also since I refinanced 2 years ago I don't think it would have been financially sensible. I could not get a home equity loan from any bank. My only option was to borrow from my retirement which I ended up doing. I am for reverse mortgages only because GHI members do not have the same options as a stand alone home owner to borrow money for home improvements.

I am in favor of this measure. It makes living in retirement possible for a lot of people and it gives support and financial freedom to a lot of people. I am so proud of the work the board has done to encourage this in Maryland

My major concern about allowing reverse mortgages is that it would adversely affect the health and financial security of the coop. I don't know enough about them to say if this would occur. I can also imagine plenty of coop members brought when their places were cheap and have a lot of equity in their units so this would be a benefit for them.

I guess I would like the board and GHI management to consider the following:

Age be 65 or 67 years old, not 62 years old.

Maybe like with mortgages, the coop approves the lenders offering reverse mortgages.

Also, I would like the coop to ask for the person applying for the reverse mortgage, to have a plan in place with what happens if they die--so many of our coop members do not and the units can caught up in probate and other matters for months or years.

Finally, a question for the board and GHI management, does the reverse mortgage company own a portion of ownership in the coop if a person receives the full equity of their unit's worth?

How does that work?

Member Comment Responses to Reverse Share Loan Proposal

No, we are not in favor of any type of reverse share loan programs which would serve to encumber the member at the end of the term. Members should be adequately profiled prior to the purchase of a GHI unit to ensure that they are financially sound and can fulfill the obligations of both a mortgage and GHI monthly payment.

I don't know much about reverse mortgages, but the cons listed in this article (<https://www.quickenloans.com/learn/what-is-a-reverse-mortgage-how-does-it-work-and-what-are-the-pros-and-cons>) seem weighty enough for me to consider them a bad idea. While reading the article, I first got the impression that a reverse loan would use the home equity to pay the remaining loan amount. However, once you get to the end it seems that is not the case, as it also talks about accumulating interest.

I don't think of my unit in GHI as a financial asset, beyond the security being permanently housed brings - not paying ever increasing rent costs, not paying for moving costs, etc. I don't think we should be leveraging our membership for income.

At this time I would not be in favor of allowing reverse share loans.

I read in the GHI --- that I need to let you know whether or not I am interested in a reverse mortgage by this Friday. I do NOT want a reverse mortgage. Thank you for giving this opportunity to GHI members.

I support reverse share loans being available to older members with as much support/education as possible to avoid people getting sucked into scams and just bad financial decisions. In general I support GHI not being a worse deal/more limited for householders than living in a single family home, when possible.

I read with great interest the 5/31 GHI E-news about reverse share loans and about Ms. Batey's Tuesday night presentation on resources for accessible homes (which apparently was canceled).

This combination of possibilities gives me the proverbial new lease on life. I don't have a mortgage. I'll be 82 next month and have outlived my family on both sides. As with pensioners everywhere, I'm concerned about outliving my resources. To be able to adapt and stay in this house on a court that I love would be a happy ending.

Legislators rarely jump to my wishes and it may be too late for me, but I'd obviously love to benefit from being able to spend the rest of my life in GHI, in Greenbelt.

Comment #1

In theory I support enabling GHI members to enter such arrangements. My only concern is that the entity offering the loan to members be vetted for legitimacy. I understand from bits of news that there are definitely government vetted companies making such loans. Perhaps a list of authorized lenders could be provided to members on the website. I want to comment further. I've just talked to my financial advisor and he advised me that while there has been some enhanced

Member Comment Responses to Reverse Share Loan Proposal

government regulation in the last couple of years, there are still a number of unscrupulous lenders in this business. I am fortunate that the likelihood of my needing assistance like this is extremely slim, I worry about others. Beyond making a list available of reliable entities, my recommendation would be to have an approved list of just a few companies engaged in this kind of lending.

Comment #2

My understanding is that the main reason for supporting reverse share loans is so that retired members could use their equity to pay their Co-op fee and therefore remain in their homes.

I think a better plan would be for GHI to provide an attractive option for members to remain in GHI; although not necessarily in their current home. We lose members, mainly families, because we have few homes large enough for them. At the same time, we have members who stay in their large homes after their kids move out, and after they can no longer care for their yards or even safely navigate the stairs. How many more Greenbelters are we going to lose to Riderwood and Collington? My fantasy idea is for GHI to buy the apartment buildings near the Community Center and then remodel or rebuild them into attractive homes for our members to retire to. They would also include guest rooms for their kids and grandkids to visit.

More to the point, I'm not aware of any reason to object to GHI members having access to reverse share loans.

Comment #3

From a financial standpoint these can be helpful to a person in their later years living on a lower fixed income. However, there are many such loan entities that are predatory in nature and take advantage of seniors. There's also the question of who owns the members share after their death. Usually with these types of loans it belongs to the mortgage entity that provided the loan. That I'm not crazy about.

I would be in favor of this being an option only using entities that are pre-approved by the board. I would also require that the member has to meet with GHI to go over the details, making sure they understand they won't be able to pass on their ownership of the house to anyone. Also, in the case of couples it would need to be a joint loan with both persons being the minimum age. Otherwise the surviving spouse could lose their home after losing their partner.

These types of loans have so many issues that companies that regularly deal in mortgages don't want to do them. My company briefly provided them back in early 00's but quickly got out of it as it wasn't worth the investment. Needless to say this needs a lot of research and education before such a loan could and should be authorized by our co-op.

Member Comment Responses to Reverse Share Loan Proposal

Comment #4

I have some insight about reverse mortgages that might be helpful, based on my experience dealing with my mom's. The caveat is that I don't know if the term "reverse share loan" that the GHI E-news request for comments refers to is the same thing as a "reverse mortgage." I searched Google for about 10 minutes using the term "reverse share loan" and didn't get a single hit. Here are my comments, regarding reverse mortgage, specifically, and not knowing if it applies to a "reverse share loan."

My mom, who lived in Va., had a reverse mortgage, in which the bank sent her a set amount of money each month (basically, it was a loan) and agreed to do so for the rest of her life, even if she outlived the loan, if she agreed that the bank would get her house after she died. After she died, there was still a small balance on the loan. An aspect of reverse mortgages that everyday people might not realize is that when the holder of the reverse mortgage dies (my mom, in this case), the heirs have to act very quickly if they plan to sell the house, because the loan and its various fees and interest continue until the remainder of the loan is paid off or the heirs sell the house -- the heirs have to make sure those obligations are met, which add up very quickly, to avoid foreclosure, at a time when they're deeply in grief and very preoccupied with other things. It can get away from them and add up very quickly, and every day counts, financially speaking. My sister had managed my mom's reverse mortgage and, being something of a financial whizz, had thought ahead and knew what to do -- we cleared out the house and sold it as quickly as possible and with the proceeds paid off the remainder of the loan (i.e., the bank didn't get the house, and the fees and interest that were draining my mom's estate stopped) and had a little leftover for ourselves, as a gift from my mom. If we hadn't done this, the bank would have continued to eat up my mom's estate to pay off the interest and fees of the loan until we sold the house. So the insight I'd like to pass on to people considering a reverse mortgage is this: If your life would be more manageable or more comfortable with a reverse mortgage, do it, whether or not you have heirs, being sure to research the various options first. It can be a life-changer. If you have heirs, they'll understand and won't care if your house goes to the bank instead of to them when you die. But if it gives you peace of mind to know that you can leave them something, plan ahead with them, so they know how to ensure that they'll get some of the proceeds from the sale of the house, instead of having the entire value of the house go to the bank, if they act quickly -- in other words, they should have a plan to act as quickly as possible to clear and sell the house, knowing that every day that passes counts against the estate. It's hard to do when you're grieving, but it can also be a distraction from the pain.

On a personal note, my mom was a very practical person, who loved us very much and told us over and over how meaningful it was for her to be able to leave us something -- she didn't realize that the most likely scenario with the reverse mortgage would have been that the house and all its value would have gone to the bank.



GREENBELT HOMES, INC.

Item 7e. Attachment #6b

HAMILTON PLACE, GREENBELT, MARYLAND 20770

Area Code (301) 474-4161 Fax (301) 474-4006



June 13th, 2022

David Stradford
Bank of America
700 13th Street NW
Washington, DC 20005
david.stradford@bofa.com

Re: Interest in Providing Reverse Share Loans to GHI Members

Dear Mr. Stradford,

I thank Bank of America for being a reliable provider of share loans to members of our housing cooperative.

Shareholders or members of housing cooperatives in Maryland are currently unable to take advantage of reverse share loans as they do not own a real property interest that could serve as collateral for the loan. A new law in New York State that took effect on May 30, 2022, allows members of housing cooperatives in that State to obtain reverse share loans. Also, the National Association of Housing Cooperatives (NAHC) is working diligently to ensure that members of housing cooperatives nationwide, are allowed opportunities to obtain reverse share loans; please refer to the attached article from NAHC's winter 2022 newsletter.

Our Board of Directors is contemplating whether GHI should advocate for the passage of legislation in Maryland that would enable members of housing cooperatives to obtain reverse share loans. As part of its deliberations, the Board wants to know if your bank would be interested in providing reverse share loans to our members, if they became legal in Maryland and were allowed by GHI. Please inform me by July 31, 2022, whether Bank of America would be interested or not interested in providing reverse share loans to GHI members, stating the reasons for your position. You may send your response to my email address at e.ralph@ghi.coop or by mail to 1, Hamilton Place, Greenbelt, Maryland 20770.

Your timely response will be greatly appreciated.

Sincerely,

GREENBELT HOMES, INC

A handwritten signature in black ink that reads "Eldon Ralph". The signature is written in a cursive, flowing style.

Eldon Ralph, CEng, CPE, CMCA, PCAM

General Manager



August 2022

Dear Business Owners and Community Members ,

The Greenbelt Labor Day Festival Committee is a 501 (c) (3) organization, and we are currently planning the 68th annual Festival located in the center of Greenbelt. Every Labor Day weekend dating back to 1955, thousands have come to our Labor Day Festival, which celebrates the strength of America's workforce and families with amusement rides, carnival games, food, Bingo, refreshments, art exhibits, photo shows, talent competitions, a craft fair, a parade, and much more.

The Greenbelt Labor Day Festival is an ALL volunteer organization. The Festival is staffed, organized, and conducted by volunteers, and it's one of the largest all-volunteer organizations in the state of Maryland. We are not monetarily subsidized by the city of Greenbelt, and therefore are dependent on the generosity of local businesses to keep our Festival going year after year.

We invite you to participate as a Sponsor for the 2022 Labor Day Festival, which runs from Friday through Monday (Labor Day) - September 2nd through September 5th. The Greenbelt Labor Day Festival is announced in the Washington POST and on local television and radio stations. As a Sponsor, your business will attract residents and visitors to Greenbelt, and let them know that you support local family-friendly events. Your financial contribution, any amount would be greatly appreciated, would be used to promote the Festival and cover the cost of performances, stage, sound, and other expenses.

Please see the enclosure for full details on being a Labor Day Festival Sponsor.

If you have any questions or need additional information, please email Linda Ivy, President of the Labor Day Festival Committee at Lindaivy@aol.com or call her at 301-675-0585.

Labor Day Festival Sponsors

Sponsorship Benefits:

Your organization will be listed in the issue of the GREENBELT NEWS REVIEW
Your organization will be listed as a Festival Sponsor on the Greenbelt Labor Day Festival website: www.greenbeltlaborday.com

Your business name will appear in all flyers and announcements.

Your business could have a banner with the name and number of your business proudly displayed on the stage of the performer your donation sponsors.

During band changes, we plan to engage the audience with announcements that will acknowledge the Festival Sponsors.

S P O N S O R S

\$500 Patrons will have all of the above Benefits including a banner (supplied by the company) hanging from the stage all four days. A company will sponsor a band, and the band will acknowledge that company multiple times during their performance. {Band sponsorships are on a first-come/first-serve basis depending on when the contribution is received.}

\$250 Contributors will be entitled to a yard sign, supplied by the individual/company to be in front of the stage for all 4 days of the festival. You will be the sponsor of a band (Band sponsorships are on a first come/first serve basis) and acknowledged in the News Review

\$150 Contributors will be thanked on stage as well as in the News Review

\$100 and below Contributions will be acknowledged in the News Review

Sponsorship Application:

Name of business, as you would like it to appear: _____

Link to your website (optional): _____

Name: _____ Email: _____

Phone Number: _____

- I have enclosed a check for:
- \$500 Patron
 - \$250 Contributor
 - \$150 Supporter
 - Other: Please specify amount _____

Please make checks payable to Greenbelt Labor Day Festival Committee, Inc., and send to Greenbelt Labor Day Festival Committee, Attention: Treasurer, P. O. Box 2, Greenbelt, MD 20768. OR Paypal to GLDFTreasurer@gmail.com Please make sure to put towards sponsorship.

The Labor Day Festival is a 501 (c) (3) non-profit organization, and therefore donations are deductible as charitable contributions for federal income tax purpose.

Please visit our website at www.greenbeltlabordayfestival.com for more information. While there look for the new applications for the parade and information day – both are free to your company.

GHI CONTRIBUTIONS POLICY

Article VIII, Section 8 of the bylaws authorizes the Board of Directors to use funds “not to exceed \$2,000 a year for civic and community purposes without prior membership approval.”

GHI recognizes its responsibility for conservation of corporation funds, however, as one of the largest organizations in Greenbelt, it has a civic responsibility to cooperate with other groups in the community and with other cooperatives regardless of location.

To apply for a contribution the organization will complete an application form, which will specify the amount requested, the purpose for which the funds will be used, and background information on the organization.

The criteria that must be met prior to the Board’s authorizing a contribution are as follows:

1. A majority of the board (minimum of 5 votes) must support the motion.
2. A request will not be acted on the same day it is received.
3. The requesting group must be a not-for-profit organization according to IRS standards and must meet at least one of the following criteria:
 - a. It is a cooperative
 - b. Will use the donation for a purpose that will improve the quality of life in Greenbelt
 - c. Will use the donation specifically for the benefit of person(s) living in GHI.

The Board is not required to give a donation to an organization even if it does meet the criteria. The Board should keep in mind that this money comes from members. Any contribution by GHI should reflect the support of the Cooperative.

Making a contribution to an organization for services rendered is not proper use of these funds. Each request should be evaluated on its own merits for the current year. Criteria must be met each year. Having been a previous recipient of a contribution does not necessarily mean future requests will result in contributions.

Official minutes must document the name of the requesting group, the purpose of the donation, the amount of the donation and specify that the donation is to come from the contribution line item of the GHI budget.

It is recommended that the Board distribute contributions twice a year, preferably in March and September. Emergency requests for contributions may be acted upon at other times.

Approved by the Board of Directors
December 2, 1999
Revised and Updated: 2/7/02

Board Authorized Donations

DONATION	2017		2018		2019		2020		2021	
	Amount	Board Minutes	Amount	Board Minutes	Amount	Board Minutes	Amount	Board Minutes	Amount	Board Minutes
Cooperative Development Institute										
Cooperative Development - Race										
Cooperative Development										
CAI Maryland Legislative Action Committee									400	7-Oct
Friends of Greenbelt Museum										
Greenbelt Labor Day Festival					250	18-Apr				
Jaeger tract Acquisition										
NASCO Scholarship Fund										
National Coop Month Planning Committee										
National Tuberos Sclerous Association										
NEW Deal Cafe										
Red Cross- American National										
Red Cross- Prince Georges Co										
Academic Achievement (City of Greenbelt)										
Bike to Work (City of Greenbelt)										
David Craig Memorial										
Young Cooperators										
City of Greenbelt Emergency Relief Fund	875	2-Mar	800	4-Oct	200	5-Sep				
Co-op Communications Assn.										
CDF- Katrina Fund/Disater Relief										
Cooperative Action Fund										
Western Shore Conervancy										
Greenbelt Little League										
NAHC Fire Recovery Fund										
NAHC Cooperative Action Fund										
Greenbelt Nursery School	125	2-Mar								
Greenbelt Volunteer Fire Dept. (defibrilator)	400	21-Sep			250	16-May	250	17-Sep		
Christmas in April										
Greenbelt Arts Center										
Greenbelt Consumer Cooperative (Greenbelt Co-op)					700	25-Mar				
Greenbelt Online.Org					100	5-Sep				
Greenbelt Community Foundation					300	25-Mar			300	15-Mar
Old Greenbelt Theatre					200	5-Sep				
Totals:	1,400		800		1,800		250		700	