

Minutes
GHI BOARD OF DIRECTORS
January 12, 2012

Present: Boswell, Hess, James, Jones, McFadden, Morse, Moore, Novinski, and Wartell

Others in Attendance:

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| General Manager, Eldon Ralph | Silvia Lewis |
| Joan Krob, Director of Member Services | Jean Snyder |
| Joe Perry, Finance Director | Chris Shuman |
| Tom Sporney, Director of Technical Services | Anne Bedford |
| Dianne Wilkerson, Audit Committee Chair | Barrett Dillon |
| Debbie Cooley, Audit Committee | Jim Schafer |
| Bill Edwards, Audit Committee | Sonja Eld |
| Ken Silberman | Sheila Alpers |
| | Monica Johnson, Recording Secretary |

President Boswell called the meeting to order at 7:53 p.m.

1. Approval of Agenda

One item 6.5.2 was added to agenda. Second motion to approve the \$800,000.00 loan to GDC.

MOTION: TO APPROVE AGENDA AS REVISED.

Moved: Hess

Seconded: James

Carried 8

2. Visitors and Members

President Boswell welcomed visitors and members.

Mr. Silberman - Suggested that GHI incorporate ham radios into GHI's communication plans during emergencies and to create an Ad Hoc Committee to look into the emergency plans for GHI. President Boswell responded by stating he would place the proposal on a future agenda.

Mr. Shuman – Warned about a new ordinance the city has passed regarding resident dumping at the Northway fields.

Sheila Alpers – Commented that she was attending regarding the Finance committee recommendation on the GDC line of credit.

3. Approval of Membership Applications

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

- MARY DENISE SMITH, SOLE OWNER, 13C LAUREL HILL ROAD
- JOHN P. HARTNETT, SOLE OWNER, 7B LAUREL HILL ROAD
- JAVIER ANGELS BERON AND KATHLEEN SAUNDERS, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 1A LAUREL HILL ROAD
- GREENBELT HOMES, INC. NON-CORPORATE DESIGNEE, 52A RIDGE ROAD

Moved: James

Seconded: Hess

Carried 8

MOTION: BOARD POLL ON JANUARY 5, 2012 ACCEPTED THE FOLLOWING PROSPECTIVE MEMBER INTO THE COOPERATIVE AND MEMBERSHIP AFFORDED HIM AT THE TIME OF SETTLEMENT.

- MATTHEW MCLINDEN, SOLE OWNER, 7X RESEARCH ROAD

Moved: James

Seconded: Hess

Carried 8

MOTION: THAT THE BOARD OF DIRECTORS APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT RECREATIONS:

- MANUELA FORTENBERRY OF 34H RIDGE ROAD
- ROBERT MITCHELL OF 4N GARDENWAY ROAD
- LYNN E. LAMBERT OF 57P RIDGE ROAD

Moved: James

Seconded: Hess

Carried: 8

4. Committee Reports

Woodlands Committee – A formal written report was submitted that included highlights of the Woodlands committee activities in 2011 and committee goals for 2012.

Bylaws Committee – Director Novinski reported that the Bylaws Committee will meet on January 23.

Finance Committee - Director Hess reported that the Finance Committee will be meeting on Thursday January 19th.

Buildings Committee - Director Jones stated that the Weatherization Workshop on January 7th was a success.

Addition Maintenance Task Force - Director McFadden reported that the contract bids are due on January 13, 2012.

5. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA.

Moved: Hess

Seconded: James

Carried: 8

6. For Action or Discussion

6a. Approval of Minutes:

APPROVED BY CONSENT: MINUTES OF NOVEMBER 17, 2011 AS PRESENTED.

APPROVED BY CONSENT: MINUTES OF DECEMBER 1, 2011 AS PRESENTED.

APPROVED BY CONSENT: MINUTES OF SPECIAL MEETING OF DECEMBER 12, 2011 AS PRESENTED.

6b. Proposed Modification of Gardenside Exterior Door – 56H Crescent

MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE INSTALLATION OF THE PROPOSED GRIDDED-GLASS DOOR AT THE GARDENSIDE ADDITION OF 56H CRESCENT ROAD.

Moved: Morse

Seconded: McFadden

Carried: 8

6c. Proposed Installation of Fence Off Designated Yard Line – 6H Research

MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE INSTALLATION OF THE CHAINLINK FENCE AT THE PROPOSED LOCATION IN THE SERVICESIDE YARD AT 6H RESEARCH ROAD.

Moved: Morse

Seconded: Hess

Carried: 8

6d. Yard Line Certification 1 Court Crescent

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 1 B CRESCENT ROAD AS PRESENTED.

Moved: Hess

Seconded: James

Carried: 8

6e. Electrical Inspections Update

General Manager Ralph updated the Board where ten members have not allowed staff in to perform the electrical inspection.

MOTION: THAT THE BOARD OF DIRECTORS REQUESTS THE MANAGER TO SEND LETTERS TO MEMBERS OF TEN UNITS IDENTIFIED BY STAFF WHERE ELECTRICAL INSPECTIONS HAVE NOT BEEN DONE, REQUESTING THEM TO APPEAR BEFORE THE BOARD'S MEMBER COMPLAINT PANELS ON DATES THE PANEL DETERMINES.

Moved: Hess

Seconded: Morse

Carried: 8

6f. Approval of \$4 million Line of Credit to Greenbelt Development Corporation

MOTION: THE BOARD OF DIRECTORS APPROVES THE ISSUE OF A LINE OF CREDIT TO GREENBELT DEVELOPMENT CORPORATION. THE TERMS OF THE LINE OF CREDIT ARE AS FOLLOWS:

- **AMOUNT: UP TO FOUR (4) MILLION DOLLARS.**
- **INTEREST RATE - 5 ½% ON THE OUTSTANDING BALANCE**
- **INTEREST RATE ADJUSTABLE ON (90) NINETY DAY NOTICE**
- **CALLABLE ON (90) NINETY DAY NOTICE.**
- **LINE OF CREDIT AMOUNTS CAN ONLY BE ISSUED UPON WRITTEN REQUEST BY THE BOARD OF DIRECTORS OF GDC TO THE BOARD OF DIRECTORS OF GHI. .**

Moved: Hess

Seconded: McFadden

Carried: 8

MOTION: THE BOARD OF DIRECTORS APPROVES THE ISSUE OF \$800,000 TO GDC FROM THE 4 MILLION DOLLARS LINE OF CREDIT.

Moved: Hess

Seconded: James

Carried: 8

6g. Board Retreat/Strategic Plan Meeting Agenda

President Boswell reminded the Board of the Strategic Planning session that will take place on Sunday January 22nd from 2:00 pm – 5:00 pm, and extended the invitation to the Directors from GHI's staff.

6h. Proposed State of the Co-op Town Meeting

General Manager Ralph informed the Board that the Firehouse has been reserved for the Town Hall meeting scheduled for Saturday February 4th from 2:00 pm – 4:00 pm. President Boswell suggested that notices go out informing members of date and time the week before.

6i. Contract for Renovation: 42M Ridge

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FINAL PASSAGE, DUE TO AN EMERGENCY, TO ENTER INTO A CONTRACT WITH GILBERT GENERAL CONTRACTOR, FOR THE REPAIRS OF 42M RIDGE ROAD AT ITS BID, \$17,000, PLUS 10% FOR CONTINGENCIES FOR A TOTAL NOT TO EXCEED \$18,700.

Moved: Jones

Seconded: Hess

Failed:1-7

In Favor: Jones

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH GILBERT GENERAL CONTRACTOR, FOR THE REPAIRS OF 42M RIDGE ROAD AT ITS BID, \$17,000, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$18,700.

Moved Hess

Seconded: Jones

Carried: 8

6j. Letter to Support of National Development Co-op Act
No action taken

6k. Completion of Transition Task Force Assignments

MOTION: THE BOARD OF DIRECTORS VOTES TO EXPRESS THEIR EXTREME GRATITUDE TO THE MEMBERS OF THE TRANSITION TASK FORCE FOR THE EXCEPTIONAL QUALITY OF THEIR WORK AND THE EXCELLENT PROGRAMS THEY PLANNED AND EXECUTED.

Moved: Hess

Seconded: Boswell

Carried: 8

7. Items of Information:

- 1. Grant Funds Available from Maryland DCHD for Energy Projects.
- 2. Submission of Property Tax Appeals for One & Two Bedroom Units.
- 3. Proposed Meeting with City of Greenbelt Regarding Pepco Pole Replacement Project.

8. President – President Boswell reported that he received a letter from the city requesting that he attend the Stakeholders Meeting, and that he will email it to the Board to see if anyone else would like to attend.

9. Board Members

Director Wartell expressed that GHI needs to market its homes more.

9a. Staff

Mr. Perry, Director of Finance reported that the Investment Committee will be meeting January 19th at 6:45 pm and Finance will meet at 7:00 pm

MOTION: TO RECESS TO EXECUTIVE SESSION.

Moved: Hess

Seconded: McFadden

Carried: 8

The meeting recessed at 9:40 p.m.

Ed James
Secretary