

Minutes
GDC BOARD OF DIRECTORS
January 24, 2013

Present: Boswell, DeBernardo, Hess, James, Jones, McFadden, Morse, Novinski, and Ready

Others in Attendance:

General Manager Eldon Ralph	Ben Fischler, Audit Committee
Joe Perry, Finance Director	Bob Snyder
Joan Krob, Member Services Director	Bob Walsh
Matt Berres, Maintenance Director	Chris Shuman
Tom Sporney, Staff Engineer	Richard Menis
Bruce Mangum, Contract Processing	Jude Maul
Dianne Wilkerson, Audit Committee Chair	Altoria Ross, Recording Secretary

President Ready called the meeting to order at 7:24 p.m.

A. Approval of Agenda

The proposed purchase of the Strathcona Apartments was added to the agenda.

MOTION: TO APPROVE AGENDA, AS REVISED.

Moved: Hess

Seconded: Boswell

Carried 8

B. Proposed Purchase of the Strathcona Apartments

Hess gave the Board a status report on the proposed purchase of the Strathcona Apartments.

C. Water Treatment Contract for HVAC Equipment

Staff solicited bids from three water treatment companies to install and maintain a comprehensive water treatment system to protect both open- and closed-loop systems on power plants at the two GDC buildings serving 15-19 Parkway and 21-27 Parkway. The successful bidder would furnish and new water treatment equipment and provide monthly service inspections to maintain acceptable water treatment levels per the contract agreement. After reviewing the responses received from three companies, Tasco Water Works, Management Chemical and Bond Water Technologies, staff recommends contracting with Tasco Water Works.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER TO ENTER INTO A CONTRACT WITH TASCO WATER WORKS TO FURNISH AND INSTALL NEW WATER TREATMENT EQUIPMENT FOR HVAC SYSTEMS AT THE GDC PARKWAY

APARTMENTS FOR A COST OF \$6,900; AND PROVIDE WATER TREATMENT SERVICES FOR A THREE-YEAR PERIOD AT A COST OF \$185.00 PER MONTH DURING THE FIRST YEAR, WITH A PRICE INCREASE AT THE BEGINNING OF THE SECOND THIRD YEARS BASED ON THE CURRENT YEARLY CONSUMER INDEX.

Moved: Novinski

Seconded: Hess

Carried 8

D. Review of Pet Policy for GDC's Parkway Apartments

MOTION: THE BOARD OF DIRECTORS ENDORSES THE CURRENT POLICY OF NOT ALLOWING TENANTS TO KEEP OR HARBOR A PET WITHIN THE PARKWAY APARTMENTS AS SPECIFIED IN PARAGRAPH 13 OF THE LANDLORD/TENANT AGREEMENT.

Moved: Hess

Seconded: Jones

Carried 7-1

McFadden opposed.

DeBernardo abstained.

MOTION: TO ADJOURN

Moved: Hess

Seconded: Boswell

Carried 8

The meeting adjourned at 7:39 p.m.

Ed James
Secretary