

Minutes  
**GHI BOARD OF DIRECTORS**  
January 24, 2013

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

Others in Attendance:

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

President Ready called the meeting to order at 7:40 p.m.

1. Approval of Agenda

**MOTION: TO APPROVE AGENDA AS PRESENTED.**

Moved: Hess

Seconded: James

Carried 8

2. Visitors and Members

Ready welcomed the visitors and members. Chris Shuman, thanked staff and the contractor for successfully removing a tree from a neighbor's yard and the subsequent clean up. He also noted Joan Krob's effort in helping to ameliorate an issue of a high-beam motion lights in his court and asked about the next ARC meeting. Ready said ARC is scheduled to meet February 13 at 7:30 p.m.

3. Approval of Membership Applications

**FOR THE RECORD: THE FOLLOWING PROSPECTIVE MEMBERS WERE ACCEPTED INTO THE COOPERATIVE BY A BOARD POLL AND MEMBERSHIP WAS AFFORDED THEM AT THE TIME OF SETTLEMENT:**

- **NICHOLAS H. LEANOS, SOLE OWNER;**
- **ANNEMARIE WILSON, SOLE OWNER;**
- **JUSTIN X. FRANK, LESLEY D. FRANK, TENANTS BY THE ENTIRETY**

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

- **KATHERINE M. HESLOP, IS CHANGED TO KATHERINE M. HESLOP, TRUSTEE UNDER TRUST.**
- **GABRIEL P. GETZIE, CATHERINE F. GETZIE, IS CHANGED TO GABRIEL P. GETZIE, SOLE OWNER**

Moved: James

Seconded: Hess

Carried 8

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

- **JAMES KONICEK, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 8

4. Committee Reports

The Woodlands Committee submitted a report prior to the meeting. The Board discussed the pending agreement with Ancestral Knowledge.

5. Consent Agenda

**MOTION: APPROVE THE CONSENT AGENDA.**

Moved: Boswell

Seconded: Novinski

Carried 8

6a. Approval of Minutes: December 20, 2012 Meeting

**APPROVED BY CONSENT: APPROVAL OF MINUTES FROM DECEMBER 20, 2012 MEETING.**

6b. Tub Re-glazing Contract for 2013-2015, 2<sup>nd</sup> Reading

**APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH PORCELAIN TUB RESTORATION FOR THE REGLAZING OF GHI TUBS AT ITS BID OF \$215/TUB, \$55/STRIPPING, \$45/TUB DRAIN REMOVAL, WITH 5% ESCALATION FOR THE 2<sup>nd</sup> CONTRACT YEAR, FOR A TOTAL NOT TO EXCEED \$13,650 IN 2013, AND BUDGETED AMOUNTS FOR THE FUTURE YEAR OF THE CONTRACT.**

6c. Authorization of Additional Expenditure for Job Classification/Salary Survey Contract, 2<sup>nd</sup> Reading

**APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ACCEPT THE TERMS OF THE ENGAGEMENT LETTER FROM FIVEL COMPANY, DATED JANUARY 2, 2013, WHICH INCREASES THE COST OF CONTRACT NO. 1504-12 FOR THE JOB CLASSIFICATION AND SALARY SURVEY FOR GHI EMPLOYEES TO A TOTAL OF \$8,430.**

6d. Request to Extend Yard to Extent of GHI Property Boundary, 4F Ridge; Request for Exception for Shed Constructed Other than as Permitted, 4F Ridge

**MOTION: THE BOARD OF DIRECTORS DIRECTS THE YARD LINE COMMITTEE TO REVIEW THE YARDLINES OF 4-E AND 4-F RIDGE ROAD TO EXTEND THE YARD LINE BOUNDARIES AND MAKE RECOMMENDATIONS AND POSSIBLE OPTIONS.**

Moved: James

Seconded: Hess

Carried 6-2

Novinski and Jones opposed.

6e. Comments from 30-Day Review of Proposed Rules Revision Regarding GHI Rules for Landscaping

At the GHI Board meeting of 10Dec12, the Board passed a motion to present to the community for a 30-day comment period a proposed rules' change regarding staff permit review:



- 6f. Woodlands Committee Recommendation on Proposal from Ancestral Knowledge Inc. to Utilize GHI's Woodlands

**MOTION: THE BOARD OF DIRECTORS APPROVES THE AGREEMENT BETWEEN ANCESTRAL KNOWLEDGE INC. AND GHI THAT WAS AMENDED BY GHI'S ATTORNEY, AND PERMITS ANCESTRAL KNOWLEDGE INC. TO USE GHI'S WOODLANDS IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT FOR A PERIOD OF ONE YEAR WITH THE OPTION FOR RENEWAL.**

Moved: Novinski

Seconded: Hess

Carried 9

- 6g. Purchase of Replacement Vehicle – 1<sup>st</sup> Reading

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO PURCHASE ONE USED PICKUP AT A COST NOT TO EXCEED \$18,881 AND/OR ONE USED CARGO VAN AT A COST NOT TO EXCEED \$20,700 BY MARCH 31, 2013.**

Moved: Novinski

Seconded: Jones

Carried 7-1

James opposed, and DeBernardo was out of the room at the time of the vote.

7. Items of Information

None discussed.

8. President

Ready said a strategic planning meeting is coming up in two weeks. The town hall meeting is scheduled for February 23 from 2 to 4 p.m. She also looked at the houses affected by the recent fire and gave a report. She and Ralph also toured the homes that GHI renovated for resale.

9. Board Members

- James said the Woodlands Committee has scheduled a cleanup for February 2.
- DeBernardo said the Outreach Committee would meet for the first time on February 12.
- Hess said he would miss Boswell who will be moving out of the area in the spring.
- Jones asked when the burned out members would be able to move back in the adjacent units. Berres responded before mid-May.

- McFadden said Additions Maintenance met on January 7 and will meet again on February 4 to formulate recommendations for the March 14 Board meeting regarding skylights.
- Morse suggested that the landscaping rules appear on the agenda for the town hall meeting.

10. Manager

Eldon Ralph said GHI has not received a report from the fire department concerning the cause of the fire at 2 Laurel Hill. He also said during the beautification process, staff identified Comcast boxes in 44 courts needing repair and would solicit help from the City in working with Comcast.

11. Staff

Berres said the caregiver from the 2 Laurel Hill fire would be released from the hospital soon, and Mr. Starr who suffered a broken arm when he jumped from the second floor already has been released. Berres added that the insurance process has been difficult.

**MOTION: TO ADJOURN.**

Moved: Hess

Seconded: McFadden

Carried 8

The meeting adjourned at 9:45 p.m.

Ed James  
Secretary