

Minutes
GHI BOARD OF DIRECTORS
December 3, 2015

In Attendance: Brodd, Hess, James, Marcavitch, McFadden, Ready, Skolnik

Excused Absence: Jones, Novinski

Other Attendees:

Eldon Ralph, General Manager

Phillip Payette

Joe Perry, Director of Finance

Patrick Flynn

Joan Krob, Director of Member Services

Kyle McAbee

Kandis Wyatt, Audit Committee Member

Kim Kweder

Kyrthlyn Rhoda, Recording Secretary

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

1. Approval of Agenda

Skolnik added item 7i to the agenda – *To create an Ad Hoc Committee for Governmental Affairs*

Motion: The Board of Directors does approve the agenda as revised.

Moved: Hess

Seconded: McFadden

Carried: 7-0

2. Report on Executive Session

Skolnik reported that during the Executive Session that was held earlier in the evening that the Board approved the executive session minutes of November 5, 2015 and discussed members who are more than 90 days delinquent with their coop payment.

3. Visitors and Members (Comment Period)

Phillip Payette, referred to an e-mail alert about the FBI building going in and a new bill in Prince George's County and gave his opinion as to why so few members are in attendance this evening.

Kyle McAbee, questioned, would the existing doors be maintained by GHI.

Ready stated that the BOD voted that GHI will continue to maintain them if they are the original doors. If a member chooses to retain an existing door other than an original door, the member will be responsible for the maintenance of that door.

4. Approval of Membership Applications

Motion: That the following member is accepted into the cooperative and membership is afforded him at the time of settlement:

- **Jeremy A. Warner, 50-F Ridge Road, Sole Owner.**

Moved: James

Seconded: Ready

Carried: 7-0

Motion: The Board of Directors approves the establishment of a task force to review GHI's parking rules and recommend changes that are necessary. The task force shall present its recommendations to the Board by February 25, 2016.

Moved: Hess

Seconded: McFadden

Carried: 7-0

7f. Review Prince George's County Bill CB-058-2015

Ralph explained the differences between the Montgomery County and the Prince George's County procedure for Alternative Dispute Resolution (ADR) process.

Payette, offered to volunteer his time to produce a one document pdf of the Members' Handbook for placement on the website that all members could download.

Skolnik requested all Board members written comments on the bill be submitted via email by Monday, December 7, 2015.

7g. Consideration of Training Needs for the Board and Committees

Ralph wants to develop training as related in the GHI Action Plan and wants the Board to let him know if there is any additional, training desired.

Marcavitch suggested a single workshop regarding GHI's historical development; building relationships; committees and how to conduct effective meetings.

Skolnik suggested founding document training.

Ready suggested a course in legal issues.

7h. Repairs to Fences around the Boat and Trailer Lots, 2nd Reading

Ralph stated the Administration building is not included.

Motion: The Board of Directors authorizes the Manager, for second reading and final passage, to sign a contract with Metropolitan Fence Co. to repair the fences around the Boat and Trailer Lots as directed by Greenbelt Homes, Inc., at the contractor's bid of \$7,675 plus 10% for contingencies, for a total not to exceed \$8,443.

Moved: Hess

Seconded: Marcavitch

Carried: 7-0

7i. To create an Ad Hoc Committee for Governmental Affairs

Skolnik would like to broaden discussions on governmental affairs because of numerous issues arising regarding City, County, State and Federal Government levels.

Charter would need to be written; Marcavitch volunteered to draft it.

A Board liaison would be needed

Ready suggested that Molly Lester be asked to serve on the committee.

Ready suggested that the staff liaison should not necessarily need to attend committee meetings.

Payette, 11E Ridge Road, volunteered to be a member of this Committee.

Motion: The Board of Directors approves the creation of an Ad Hoc Committee for Governmental Affairs.

Moved: Hess

Seconded: Marcavitch

Carried: 7-0

8. Items of Information

- a. Annual Holiday Party – Friday, December 11th at 12:00 noon. Sakura Seafood Buffet, 9031 Baltimore Ave., College Park, MD
- b. Board Action Plan Status and Committee Task List
Skolnik encouraged everyone to review these documents.
- c. Monthly GHI and City Calendar
Skolnik encouraged everyone to review the calendar.

9. President

The GHI Insurance policy is pending because bids are so different but it will be ready by the December 17 meeting, and a second reading meeting on December 21.

There will be an email blast concerning the proposed FBI relocation environmental impact statement meeting.

The Prince George's County Zoning Board wants to present its progress on updating zoning regulations to the Board. Skolnik has been in contact with City of Greenbelt officials, and was informed that GHI can attend upcoming City briefing(s) on this subject.

10. Board Members

- Ready thanked Skolnik for attending the National Association of Housing Cooperatives Conference. Ready also supported Payette's idea of placing the GHI Members' Handbook on the website in PDF format.
- James asked when Pepco tree trimming and cutting contract in the north part of town would be done. Ralph stated Pepco schedules randomly; no comprehensive schedule has been generated.
- McFadden supported Payette's idea for GHI Handbook being on website.

11. Manager

Ralph asked the Board if the December 21st meeting could be held at 6:30 pm. The Board agreed.

Kandis Wyatt, Audit Committee, asked if it were possible to record some of the proposed workshops.

Motion: To adjourn the meeting.

Moved: Hess

Seconded: Marcavitch

Carried: 7-0

The meeting was adjourned at 9:30 p.m.

Ed James
Secretary