

4. Approval of Membership Applications

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

- ANNE E. SALB
- DENNIS J. BINGHAM AND NOEL M. BINGHAM

Moved: Lauber

Seconded: Morse

Carried 8-0

5. Committee Reports

No written reports.

6a. Yard Line Certification: 1&3 Plateau Place

During January & February 2008, the Yard Line Committee discussed and reviewed yard boundaries for 1 & 3 Plateau. Over the course of several meetings, the Committee agreed upon boundaries, and directed staff to send plats to affected members for feedback; the committee received minor informational inquiries from members for further clarification, but no specific comments or contrary opinions.

Members from the affected units were in attendance and a few communicated their confusion with the proposed diagrams. It was unclear, they claimed, what changes were being proposed. Yard Line committee chair, Dianne Wilkerson, explained that the committee does its best to draw fair yard plats, but the committee does not know what yard plat each member was given previously. The yard plat file, in some cases, has three or four different plats for one unit. She added that members are invited to give feedback during the member input phase so the committee can work with them to find a fair yard line. Because the committee did not hear from any members communicating dissatisfaction, the yard plats were presented to the Board for final approval.

Stephen Rehner of 1E Plateau Place agreed with the yard plat that was given to him, once it was explained that there was no change to the current yard. Debbie Cooley of 1F Plateau Place inquired about the proposed changes to her yard, which seem to go through her shed and fence. Wilkerson briefly explained the Board's encroachment policy, which states that the shed or fence will only have to be moved inside the yard line when it needs to be replaced. Ms. Cooley communicated her dissatisfaction with the proposed changes. Yard Line committee member Lora Katz explained that the yard plat is based on the location of the existing fence.

CONSENSUS: THE BOARD OF DIRECTORS REQUESTS THAT THE YARD PLATS FOR 1 PLATEAU PLACE BE REFERRED BACK TO THE YARD LINE COMMITTEE.

Rich Potter explained that he had been out of town during the member input phase. He requested more information about his proposed yard plat. Wilkerson explained that the proposed yard plat was based on the fence around the yard, so the plat shouldn't indicate any change. Mr. Potter noted that he did not object. Maryanne Baker, representing requested that 3 Plateau also be sent

back to the Yard Line committee so that members of the court could participate in the member input phase.

CONSENSUS: THE BOARD OF DIRECTORS REQUESTS THAT THE YARD PLATS FOR 1 PLATEAU AND 3 PLATEAU BE REFERRED BACK TO THE YARD LINE COMMITTEE.

Members in attendance were made aware that the next Yard Line committee meeting would be March 21st at 8:30 in the morning and they were encouraged to attend with the yard plats they were given. President Lewis requested that members of the two courts be notified again.

6b. 2008 Spring & Fall Gutter Cleaning Contract – 1st Reading

An amount of \$45,000 has been budgeted in 2008 for the spring and fall gutter cleaning work that will be assigned to contractors. Because of the limited resources, only a select number of buildings have been targeted for cleaning in the spring, while the cleaning of all buildings will be done in the fall. Staff established the list of those buildings most in need of having their gutters cleaned twice a year based upon historical records of member requests for cleaning in the spring, as well as a field survey of the most densely wooded yards.

The quantities of units targeted for cleaning in the spring are as follows:

Schedule A – 418 Frame and townhouse units with asphalt shingles
Schedule B – 319 Masonry/framed units with slate roofs & freestanding

It is likely that additional units may have to be added to the above quantities based on additional work order requests in the spring. Accordingly, the contractors were requested to bid unit prices for cleaning each roof type.

GHI received bids from five (5) contractors, as listed in the table shown.

NAME OF COMPANY	SPRING GUTTER CLEANING		FALL GUTTER CLEANING			
	A frame & townhome	B brick	A1 frame & townhome	A2 frame & townhome	B brick	C block & detached
METRO GUTTER	\$7,524.00	\$5,742.00	\$9,867.00	\$9,886.50	\$6,699.00	\$5,070.00
HEARN INSULATION	\$7,315.00	\$5,582.00	\$7,849.00	\$7,858.50	\$5,582.00	\$4,852.00
NED STEVENS GUTTER	\$7,106.00	\$6,699.00	\$8,602.00	\$8,619.00	\$7,018.00	\$4,940.00
ROYAL GUTTER	\$7,787.00	\$7,601.00	\$9,407.00	\$9,430.00	\$7,601.00	\$6,205.00
ROOFWORKS	\$8,360.00	\$7,656.00	\$10,120.00	\$10,140.00	\$7,656.00	\$7,020.00

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH NED STEVENS GUTTERS TO PERFORM SPRING GUTTER CLEANING OF GHI FRAME AND TOWNHOUSE HOMES AS

DIRECTED BY GREENBELT HOMES, AT ITS BID OF \$7,106, PLUS 15% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$8,172.

Moved: Alpers

Seconded: Hickey

Carried 8-0

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH HEARN INSULATION TO PERFORM SPRING GUTTER CLEANING OF GHI BRICK HOMES AS DIRECTED BY GREENBELT HOMES, AT ITS BID OF \$5,582, PLUS 15% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$6,419.

Moved: Alpers

Seconded: Lauber

Carried 8-0

It was noted that in the spring a 15% contingency is allotted rather than the usual 10%.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH HEARN INSULATION TO PERFORM FALL GUTTER CLEANING OF ALL GHI HOMES AT ITS BID OF \$26,141.50.

Moved: Alpers

Seconded: Lauber

Carried 8-0

6c. Contract for Uniforms for Maintenance Employees – 1st Reading

For many years, GHI has provided uniforms to its maintenance employees. The pants and shirts are supplied under a rental agreement with a uniform supply vendor. The vendor picks up the dirty uniforms from the GHI warehouse weekly and returns cleaned uniforms for the employees at the same time. Three exempt physical plant employees will be provided with uniforms for the first time. They will be provided with 11 khaki long pants, 11 long sleeve professional shirts and 11 polo shirts.

GHI currently has a 3-year contract with Unifirst Corporation that expires on April 12, 2008. Recently, staff prepared specifications for a new 3-year contract that were sent to seven vendors. Three vendors –Cintas Corporation, Unifirst Corporation and Aramark submitted bids.

The lowest bidder is Unifirst Corporation. Staff recommends that GHI enters into a 3-year contract with Unifirst Corporation for the supply of uniforms to physical plant employees.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO ENTER INTO A 3-YEAR CONTRACT WITH UNIFIRST FOR THE SUPPLY OF RENTAL UNIFORMS TO GHI EMPLOYEES WITH EFFECT FROM APRIL 14, 2008, IN ACCORDANCE WITH THE FOLLOWING PRICES:

First Year of Contract

- Rental cost per employee per week for 11 work pants, 11 work shirts and 11 polo shirts with vendor cleaning garments **\$6.00**
- Rental cost per employee per week for 5 work pants, 5 work shirts and 5 polo shirts with employee cleaning garments **\$3.25**

rendered a vote of 2-2-0 that the proposed skylight & light tube be allowed in the roof of the proposed gardenside addition.

Director Hickey explained that the ARC had concerns about the requested skylights and light tubes eventually causing roof leaks and the cost that might incur to the cooperative. The lifetime warranty on the skylights only applies if the company stays in business. The unappealing appearance of the skylights was also mentioned. Staff Engineer Tom Sporney noted that skylights are excluded from the maintenance program. Two members of the ARC were in favor of the improvements because they would be on the addition of the unit, which is all new construction.

Cindy Cutright communicated to the Board that skylights and light tubes are recognized federally as energy saving products. With the natural light coming through, less artificial light is needed, which results in less energy use. She also noted that the unit backs up to the woods and would not easily be seen by other members.

MOTION: THE BOARD OF DIRECTORS DOES ALLOW INSTALLATION OF THE PROPOSED SKYLIGHT & LIGHT TUBE IN THE GARDENSIDE ADDITION AT 9G RESEARCH ROAD.

Moved: Alpers

Seconded: McFadden

Carried 7-0-1
1 Abstention

6g. Update on WSSC Project to Replace Water Piping

Last year, WSSC informed GHI that it proposed to replace galvanized water pipes that serve masonry units, because those pipes have surpassed their service lives. General Manager Overdurff advised the Board that WSSC has been pressing to schedule a meeting with the membership. She advised that GHI should hold off on scheduling the meeting until something is received in writing explaining exactly what WSSC intends to do. Detailed plans have been requested, which should include plans for handling restoration. Overdurff opined that GHI should hold firm in order to maintain negotiating power. WSSC is eager to start the project, but will not do so without first meeting with the members of the community. Mayor J. Davis agreed with Overdurff that it is important to require the written agreement. She cited several issues the City is currently having with Verizon's work throughout the community.

It was also reported that an approval of easement will be necessary, which would allow WSSC legal right to access the pipes without waiting for another easement in the case of emergencies (e.g. leaks) in the future. Overdurff also noted that a full-time employee would need to be committed to this project, which may take five years to complete.

The importance of notifying members of the work being done and the courts affected was discussed as well as the need for good documentation, communication and monitoring of contractors to make sure the project is a success.

6h. Schedule Work Session to Review Committee Reorganization

Thursday, March 20th was selected to hold the work session for review of committee reorganization at 7:00 p.m. Director Robles noted that she would arrive late to the work session

around 8:30 p.m. Director Morse advised that he would not be in attendance. It was requested that the committee chairs be notified immediately of the scheduled work session.

7. Items of Information

Several months ago, a member requested that the Board and staff investigate the possibility of re-locating electrical cables from overhead to underground locations in conjunction with the WSSC project. It was discovered that the cables cannot be located in the same trenches as the water piping and it would cost approximately \$10,000 per residential unit to dig separate trenches. Director Alpers commented that if a court wanted to re-locate the overhead cables, they could work together to raise the money to do so.

8. President

President Lewis asked Mayor J. Davis if she would like to bring anything to the attention of the Board. Davis responded that the budget will be presented at the next City Council meeting with budget work sessions held in the months following. The Board is encouraged to attend and give feedback.

The Mayor was asked about the status of the Springhill Lake improvements and responded that, with the current economic situation, some projects are on hold including Northcorp and Metroland. Beltway Plaza continues to move forward with plans. Plans for the improvements are moving slowly because not all nearby municipalities are in agreement. The county does not want more affordable housing, instead they desire high-end housing which might create a better image for Prince George's county. President Lewis expressed gratitude for the Mayor's updates.

Director Morse was welcomed back. President Lewis announced the committee appreciation luncheon at the firehouse on April 13th at noon. Committee members and their significant others are invited to attend. She also notified the Board that Candidates Night would be May 6th in the City Council room. A reception for potential Board members would be scheduled. It was reported that the New Deal preservation society visited Greenbelt this past week. Director Lauber spent time with them and shared some of Greenbelt's New Deal stories. Lastly, she announced that the National Archives in College Park would be hosting an all day festival on March 15th featuring films made during the New Deal.

9. Board Members

Director Hickey reported that the ARC is considering proposing to the Board a "tightening up" of the currently fence rules. Director Lauber announced that the Marketing Committee had a Seller's Seminar earlier this month, where she learned that former Board member George Moore is planning to move to Ocean City. She added that she enjoyed the New Deal's 75th Anniversary celebration. Director Alpers reported that the Investment committee will be presenting a report at the next meeting, which will include some possible changes to the investment strategy. Director Agans stated that the Finance committee would be discussing reverse mortgages at its next meeting. Director McFadden reminded the Board that the New Deal Café would be hosting a Mediterranean banquet in the coming weekend.

Director Morse expressed his appreciation for a community where parents can live near their grown children and Audit committee member Moore agreed. She also noted that the artifacts at the Library of Congress for the New Deal Anniversary were impressive and many of the people in attendance were interested in discussing Greenbelt.

10. Manager

Director of Human Resources, Brenda Lewis, reported that staff is currently recruiting for a plumber and a landscape specialist.

MOTION: TO ADJOURN.

Moved: Robles

Seconded: Lauber

Carried 8-0

The meeting adjourned at 9:15 p.m.

Dorothy Lauber
Secretary