



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

- **SHERYL L. DICKERSON, SOLE OWNER;**
- **SABRINA A. BARON, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 7-0

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

- **ALEXANDER G. CARUSO, AMY B. CARUSO, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Hess

Carried 7-0

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

- **META LAGERWERFF, MARK C. LAGERWERFF IS CHANGED TO MARK C. LAGERWERFF, SOLE OWNER.**

Moved: James

Seconded: Jones

Carried 7-0

5. Committee Reports

The Woodlands Committee submitted a written report which appears as item 7b. of the agenda.

6. Consent Agenda

None

7a. Approval of Minutes: February 26, 2015

**MOTION: THE BOARD OF DIRECTORS APPROVES THE MINUTES FROM THE FEBRUARY 26, 2015 MEETING, AS REVISED.**

Moved: James

Seconded: Hess

Carried 6-0-1

Abstained: Ready

7b. Woodlands Committee Report to the Board

The Woodlands Committee submitted a comprehensive report of its activities during 2014 which highlighted major activities and community outreach during each month of the year. In summary, the Committee hosted six “workdays” to remove invasive plants and debris from the woodlands, attended board meetings, new member socials, various other committee meetings for relevant topics or input, the annual meeting, and manned a booth at the Greenbelt Farmer’s Market. Additionally, they disseminated woodlands information at various functions throughout the year and wrote three articles that were published by GHI.

**MOTION: THE BOARD OF DIRECTORS ACCEPTS THE REPORT FROM THE WOODLANDS COMMITTEE.**

Moved: Marcavitch

Seconded: Hess

Carried 7-0

7c. Yard Line Certification for 53A-R Ridge Rd

The Yard Line Committee requests that the Board grant an exception to the 75' gardenside rule for units G, H, J and K of 53 Ridge. The exception would enable the yards to extend to the man-made boundaries thereby avoiding the establishment of a common area between the yards and the sidewalk which curves behind the units. Rule §VI.H. GARDENSIDE YARD LINE BOUNDARIES states:

- The maximum gardenside yard depth allowable for both masonry and frame homes shall be seventy-five (75) feet in all cases.

**MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 53A-R RIDGE ROAD AS PRESENTED, RECOGNIZING THAT THE DEPTHS FOR THE GARDENSIDE YARDS OF 53G-K RIDGE IN THE PLATS, REPRESENT AN EXCEPTION TO EXISTING RULES THAT STIPULATE A MAXIMUM GARDENSIDE YARD DEPTH OF 75 FEET FOR MASONRY AND FRAME HOMES.**

Moved: Hess

Seconded: Jones

Carried 6-1-0

Opposed: Ready

7d. Yard Line Certification for 10-U Southway

**MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 10U SOUTHWAY AND ADJACENT BOILER ROOM AS PRESENTED.**

Moved: Hess

Seconded: McFadden

Carried 7-0

7e. Review Member Request to Construct a Serviceside Addition at 1E Northway

Mr. and Ms. Ken Shields became members of 1E Northway on 5 Nov 2013, and in January 2014, submitted conceptual drawings for improvements to 1E Northway. At that time, the member's proposal for a 9' deep serviceside addition conflicted with the GHI rule §X.H.3:

- The maximum depth of the addition shall not exceed thirty percent (30%) of the distance as measured from the service side of the building to the edge of the yard in front of it or seven (7) feet, whichever is less.

ARC voted 5-0 to recommend to the Board of Directors that exceptions be granted to permit the proposed addition at 1-E Northway to extend eight feet into the service side yard and to permit the flat fiber-cement panels as shown on Sheet A.2, dated February 25, 2015.

**MOTION: BASED ON LIMITED VISIBILITY, THE BOARD OF DIRECTORS DOES APPROVE EXCEPTIONS TO GHI'S RULES, THEREBY ALLOWING THE MEMBER OF 1E NORTHWAY TO CONSTRUCT A SERVICESIDE & END ADDITION WITH A 8' SERVICESIDE DEPTH.**

Moved: Marcavitch

Seconded: Jones

Amended

**AMENDMENT: TO ADD: "CEMENT BOARD UNDER SERVICESIDE WINDOWS AND ON THE STORAGE UNIT OF THE ADDITION."**

Moved: Ready

Seconded: McFadden

Carried 6-1

Opposed: Marcavitch

Vote on the amendment carried 6-1.

**MOTION AS AMENDED: BASED ON LIMITED VISIBILITY, THE BOARD OF DIRECTORS DOES APPROVE EXCEPTIONS TO GHI'S RULES, THEREBY ALLOWING THE MEMBER OF 1E NORTHWAY TO CONSTRUCT A SERVICESIDE & END ADDITION WITH A 8' SERVICESIDE DEPTH WITH CEMENT BOARD UNDER SERVICESIDE WINDOWS AND ON THE STORAGE UNIT OF THE ADDITION.**

Vote on the MAIN motion as amended carried 6-1 with Marcavitch opposed.

7f. Proposed Changes to Rules for Control of Invasive Plants in Yards

At the Board meeting of 20Nov14, the Board considered Rules' changes proposed by ARC regarding invasive plants. The Board directed the proposed changes to be distributed for 30-day comment & feedback by the Woodlands Committee and the GHI community. At ARC's March 11 meeting it proposed changes as follows: delete: ~~strike through~~; italics: add; crosshatch shading, zig-zag border: (bottom 3 lines in table): reinstatement suggested by Board, discussed and re-recommended by ARC to remain struck out.

Plant/Type	Action	Status
English Ivy, <del>Poison Ivy</del> , and non-native Wisteria	Remove <del>ivy vines</del> climbing on trees, buildings, and structures and prevent spread beyond yard boundary. <del>Yards backing woodland areas must also maintain a thirty [30] foot ivy-free buffer from the rear yard line.</del>	Required by GHI
Running Bamboo	Prevent from spread beyond yard boundary. <del>Maintain height of five [5] feet within hedgerow.</del>	Required by GHI
Poison Ivy	<del>Remove as indicated in §III.B.10., §IV.D.6., §V.D.4.f.</del>	Required by GHI
Climbing Invasive Vines	<del>Remove from trees, buildings, and structures and prevent spread beyond yard boundary.</del>	Required by GHI
<del>Woody shrubs (esp. bush honeysuckle and burning bush)</del>	<del>Remove from yard and replace with native plant alternatives.</del>	<del>Recommended by GHI</del>
<del>Seeding vines (esp. honeysuckle and bittersweet)</del>	<del>Remove from yard and replace with native plant alternatives.</del>	<del>Recommended by GHI</del>



7i. Contract for Conversion of Boiler Room at 10U Southway to a Storage Room – 1st Reading

The GHI Board budgeted in 2015 for conversion of the boiler room at 10U Southway to a 4-unit storage building. \$30,000 has been allotted as a capital expense for this conversion, to be depreciated over time. GHI formally solicited bids from six (6) local contractors, with whom GHI has had previous experience and were judged to be capable of performing this work. Bids were received from (3) contractors for this work as follows:

Company	Base bid	Seal coat concrete deck in front of boiler room	Total
Greenbelt Builders	\$21,900.00	\$990.00	\$22,890.00
Richard Gehring	\$42,000.00	-	\$42,000.00
<b>Gilbert General Contractors</b>	<b>\$21,000.00</b>	<b>\$1,000.00</b>	<b>\$22,000.00</b>

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH GILBERT GENERAL CONTRACTORS, FOR THE CONVERSION OF THE BOILER ROOM AT 10U SOUTHWAY TO STORAGE UNITS AT ITS BID OF \$21,000, PLUS 15% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$24,150.**

Moved: Hess

Seconded: James

Carried 7-0

7j. Roof Repair Contract for 8 Woodland Way – 1st Reading

In January 2015, GHI formally solicited bids from nineteen (19) roofing contractors. GHI received bids from three (3) contractors, as listed in the table shown.

Company	Bid
<b>Katchmark Construction</b>	<b>\$13,688</b>
Gordon Contractors, Inc.	\$41,003
Ruff Roofers, Inc.	\$34,688
<i>GHI reserves budget</i>	<i>\$14,300</i>

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH KATCHMARK CONSTRUCTION TO REPLACE THE FLAT ROOF AT 8 WOODLAND WAY AT ITS BID OF \$13,688, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$15,057.**

Moved: Hess

Seconded: Ready

Carried 7-0

7k. 2015 Spring Concrete Repair Contract – 1st Reading

In the first quarter of 2015, staff solicited bids to replace concrete sidewalks, and steps at thirty-one (31) locations throughout GHI. Reasons for the replacements include the disintegration of

concrete and heaving of sections of sidewalks. Some of these defects were reported to the Maintenance Department by members, while others were observed during a community-wide survey of sidewalks. \$50,000 is budgeted in 2015 for concrete repairs from replacement reserves. The list of sites is:

56 C-H Crescent Road	6 G-K Research Road	37 A-B & K-L Ridge Road
60 J-K Crescent Road	3 C-D Ridge Road	37 C-D Ridge Road
2 A-B Eastway Road	13 G-K Ridge Road	37 E-F Ridge Road
4 L-M Gardenway	13 S-T Ridge Road	47 A-B Ridge Road
19 G-H Hillside Road	15 C-D Ridge Road	1 A-H Southway Road
20 A-T Hillside Road	16 U-V Ridge Road	9 D-E Southway Road
22 A-B Hillside Road	18 Z3 Ridge Road	10 U Southway Road
8 C-F Laurel Hill Road	21 C-D Ridge Road	1 G-H Westway Road
1 A-H Northway Road	21 E-F Ridge Road	1 A-B Woodland Way
3 A-B Research Road	24 A-B Ridge Road	6 Woodland Way
	35 D-E Ridge Road	

GHI formally solicited bids from sixteen (16) concrete contractors and received bids from five (5) as follows:

NAME OF COMPANY	BASE BID
Alcoa Concrete & Masonry	\$19,810.00
<b>JMR Concrete Const.</b>	<b>\$21,868.00</b>
M & R Contracting Svcs.	\$23,350.00
Classic Concrete Ltd	\$24,332.00
Pro-Pave Incorporated	\$26,675.00
<i>GHI annual budget</i>	<i>\$50,000.00</i>

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH JMR CONCRETE CONSTRUCTION FOR THE SPRING REPAIRS OF CONCRETE SIDEWALKS AT 31 SITES AT ITS BID OF \$21,868, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$24,055.**

Moved: Hess

Seconded: Ready

Carried 7-0

7l. Contract for Repairs to 24-R Ridge Rd - 1st Reading

GHI sought bids from three (3) contractors. The following bids were received:

Name of Contractor	Bid Price
Richard K. Gehring Home Improvements	\$22,200.00
Rainbow International Restoration	\$18,775.75
Gilbert General Contractor	\$17,700.00

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO SIGN A CONTRACT WITH GILBERT GENERAL CONTRACTOR TO REPAIR 24-R RIDGE RD AS DIRECTED BY GREENBELT HOMES INC., AT ITS BID OF \$ 17,700.00 PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$ 19,470.00.**

Moved: Hess

Seconded: Ready

Carried 7-0

7m. Renewal of Information Technology Services Contract – 1st Reading

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO RENEW THE IT SUPPORT AND BACKUP SERVICES' CONTRACT WITH FEDSOLUTIONS AT A MONTHLY COST OF \$2,548 FOR A FURTHER ONE-YEAR PERIOD, AFTER EXPIRY OF THE CURRENT CONTRACT.**

Moved: Hess

Seconded: Jones

Carried 7-0

8. Items of Information

Items of information included the Board Action Plan Status & Committee Task List, and the Monthly GHI and City Calendars.

9. President

Skolnik said the Chandlers have installed an electric vehicle charger at 62 Court Ridge and will document the process.

10. Board Members

- Ready will miss the next two board meetings.
- Marcavitch said the Historic Preservation Ad hoc Taskforce will be looking at additions.

11. Manager

GM Ralph said the video of the last town hall meeting has been posted to YouTube and will be advertised in the next e-news. He said GHI will send a thank you to Malia Murray.

- Director of Finance Perry said the auditors would be conducting their field work next week in the library.
- Director Member Services Krob said she looks forward to receiving reports for the annual report.

12. Executive Session

**MOTION: TO RECESS TO EXECUTIVE SESSION FOR A MEMBERSHIP APPLICATION AND CONTRACT ISSUES.**

Moved: Hess

Seconded: Marcavitch

Carried 7-0

The meeting recessed at 8:52 p.m.

Ed James  
Secretary