

Minutes
GHI BOARD OF DIRECTORS
April 23, 2015

Board Members Present: DeBernardo, James, Jones, Marcavitch, McFadden, Novinski, and Skolnik

Excused Absences: Hess, Ready

Others in Attendance:

Eldon Ralph, General Manager	Stephen Holland
Joseph Perry, Finance Director	Gwen Vaccaro
Joan Krob, Member Services Director	Barbara Small
Tom Sporney, Technical Services and Homes Improvements Director	Marge Tolchin
Ben Fischler, Audit Committee	Kandis Wyatt
Mary-Denise Smith	Terry Henderson
Wendy Osborne	Barbara Havekost
Joanne & Don Volk	Michele Kretsch
Anna Socrates	Claudia Jones
John Abell	Linda Levine
Bonnie & Lee Shields	Altoria Ross, Recording Secretary

President Skolnik called the meeting to order at 7:31 p.m.

1. Approval of Agenda

The agenda was revised as follows: 7f. *Proposed Homes Improvement Program Motions for a Membership Vote* was moved up to 7d. 7g. *Member Outreach Committee's Recommendations Re: How to Increase Member Involvement* was moved to 7e. 7h. *GHI's Participation in 2015 Labor Day Festivities* was moved to 7f. 7d. *Review GHI's 2014 Investment Performance Report* was moved to 7g. 7e. *Request to Transfer Semi-Annual Plant Swap Activities from Member Outreach to the Woodlands Committee* was moved to 7h.

MOTION: TO APPROVE THE AGENDA, AS REVISED.

Moved: Jones

Seconded: McFadden

Carried 7-0

2. Report on Executive Session

Skolnik said the executive session report was deferred because the Board had not finished its business. He said he would report on the executive session at the next meeting.

3. Visitors and Members

Skolnik welcomed visitors and members. Kandis Wyatt and Terri Henderson of the Nominations and Elections Committee solicited members to run for election in May for open positions on the Nominations and Election Committee, the Board of Directors, and the Audit Committee. Linda Levine of Ridge Road said GHI is asking that she remove boxes from her unit. Director of Member

Services Krob said she had been working with Ms. Levine and her brother concerning the matter but would meet with Levine at her home on Monday at 9 a.m.

4. Approval of Membership Applications

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

- **DIANA J. ROCK, SOLE OWNER;**
- **GETTIE AUDAIN, SOLE OWNER;**
- **JOHN P. DALEY, JR., SOLE OWNER.**

Moved: James

Seconded: Marcavitch

Carried 7-0

5. Committee Reports

James said the Woodlands Committee held a field day over the weekend where 60 Court Ridge Road would be had it been built.

6. Consent Agenda

None.

7a. Approval of Minutes: March 26, 2015

MOTION: THE BOARD OF DIRECTORS APPROVES THE MINUTES FROM THE MARCH 26, 2015 MEETING.

Moved: James

Seconded: Marcavitch

Carried 7-0

7b. Request from Friends of Greenbelt Theatre for a Donation

MOTION: THE BOARD OF DIRECTORS APPROVES A CONTRIBUTION OF \$300 TO THE FRIENDS OF THE GREENBELT THEATER.

Moved: Jones

Seconded: Marcavitch

Carried 7-0

The Board entered into discussion of item 7d. *Proposed Homes Improvement Program Motions for a Membership Vote* while waiting to contact the auditors by phone.

7c. 2014 Audit Report Presentation

The auditors of Wegner CPAs, LLP, gave the presentation of the 2014 Audit Report and answered questions. The auditors applauded GHI's efforts in implementing last year's recommendations, resulting in a brief report.

7d. Proposed Homes Improvement Program Motions for a Membership Vote

On April 9, 2015, the Board reviewed draft motions for the Homes Improvement Program that it intends to submit to the membership for a vote during the annual meeting on May 14th. Based on inputs from the Board members, the motions were revised as follows:

1. **MOTION: I MOVE THAT THE GHI MEMBERSHIP AUTHORIZES THE GHI BOARD OF DIRECTORS TO BORROW UP TO \$3.0 MILLION FOR A PERIOD OF UP TO 15 YEARS, AT THE MOST ADVANTAGEIOUS TERMS AVAILABLE, IN ORDER TO FUND INSULATION AND MOISTURE CONTROL IN THE CRAWLSPACES OF HOMES WITHIN THE FRAME AND MASONRY GROUPS. THIS LOAN SHALL BE REPAID BY MEMBERS THROUGH THEIR MONTHLY CO-OP PAYMENTS.**

2. **MOTION: I MOVE THAT THE GHI MEMBERSHIP AUTHORIZES THE GHI BOARD OF DIRECTORS TO BORROW UP TO \$7.0 MILLION, FOR A PERIOD OF UP TO 10 TO 15 YEARS, AT THE MOST ADVANTAGEOUS TERMS AVAILABLE, IN ORDER TO FUND BOARD-APPROVED MEMBER OPTIONS DURING THE 2016-2020 HOMES IMPROVEMENT PROGRAM. THIS LOAN IS TO BE REPAID BY INDIVIDUAL MEMBERS IN ACCORDANCE WITH THE OPTIONS THEY CHOOSE (AT NO COST TO THOSE MEMBERS WHO DO NOT USE THIS LOAN) WITH THEIR MONTHLY CO-OP PAYMENTS OR THROUGH PARTIAL OR FULL-PAYMENTS UP FRONT.**

Moved: Marcavitch

Seconded: McFadden

Carried 7-0

7e. Member Outreach Committee's Recommendations Re: How to Increase Member Involvement

DeBernardo, along with Michelle Kretsch and Barbara Havekost, presented the report of the Member Outreach Committee of February 10, 2015. After considerable discussion, the following consensus was reached:

CONSENSUS: MEMBER OUTREACH COMMITTEE TO PRIORITIZE THE RECOMMENDATIONS IN ITS FEBRUARY 10, 2015 REPORT INTO AN ACTIONABLE PLAN FOR FURTHER DISCUSSION AT THE BOARD'S JUNE 2015 STRATEGIC PLANNING SESSION.

7f. GHI's Participation in 2015 Labor Day Festivities

MOTION: THE BOARD DIRECTS THE MEMBER OUTREACH COMMITTEE TO PLAN AND EXECUTE THE FOLLOWING ACTIVITIES IN CONNECTION WITH GHI'S PARTICIPATION IN THE 2015 LABOR DAY

FESTIVITIES: 1) WORK WITH THE MARKETING COMMITTEE TO DEVELOP AN INFORMATION DAY TABLE AND 2) CREATE A PARADE TASKFORCE TO STUDY PARADE PARTICIPATION.

Moved: Marcavitch

Seconded: DeBernardo

Carried 7-0

The Board moved to 7h. *Request to Transfer Semi-Annual Plant Swap Activities from Member Outreach to the Woodlands Committee.*

7g. Review GHI's 2014 Investment Performance Report

MOTION: THE BOARD OF DIRECTORS ACCEPTS THE 2014 INVESTMENT PERFORMANCE REPORT THAT WAS PREPARED BY THE INVESTMENT COMMITTEE AND DIRECTS THAT IT BE INCLUDED IN THE 2014-15 ANNUAL REPORT THAT WILL BE DISTRIBUTED TO THE MEMBERSHIP.

Moved: James

Seconded: Jones

Carried 7-0

7h. Request to Transfer Semi-Annual Plant Swap Activities from Member Outreach to the Woodlands Committee

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE TRANSFER OF REPONSIBILITY FOR ORGANIZING AND EXECUTING THE SPRING AND AUTUMN PLANT SWAP ACTIVITIES FROM THE MEMBER OUTREACH COMMITTEE TO THE WOODLANDS COMMITTEE.

Moved: Marcavitch

Seconded: Jones

Carried 6-0-1

Abstained: DeBernardo

8. Items of Information

Items of information included the Board Action Plan Status & Committee Task List, and the Monthly GHI and City Calendars. The Marketing Committee is hosting a Community Wide Open House on May 17th from 12-3 pm. The Board also received thank you letters from Greenbelt Cares Youth & Family Services/Emergency Relief Fund and the Greenbelt Community Foundation, along with the foundation's annual report.

9. President

Skolnik said the Member Information Meetings will take place at the fire house on Saturday. He said the state legislature enacted a Community Solar Bill that most likely the governor will sign. The bill includes the capability of entrepreneurs to erect solar arrays (solar gardens) and sell subscriptions to private citizens, whose power bills will be adjusted to reflect the solar power subscription (virtual net metering). He also said Ken Chandler of 62 Ridge Road has installed an electric charging station and is interested in having a ribbon cutting ceremony.

10. Board Members

- James asked GM Ralph about the building being constructed behind the complex. Ralph said it will be for storage.
- Novinski, who is a docent at the Greenbelt Museum, wanted to know if she could take the list of GHI homes available for distribution. Skolnik said the list is public, and such distribution would not present a problem.
- Marcavitch said that on May 2 the Bostwich Festival will take place in Bladensburg followed by a bike rally the next day.
- DeBernardo asked whether the membership picnic would occur this year. GM Ralph said the event had not been budgeted.

11. Manager

Nothing.

MOTION: TO RECESS TO EXECUTIVE SESSION TO DEAL WITH CONTRACTUAL ISSUES.

Moved: James

Seconded: Marcavitch

Carried 7-0

The meeting recessed at 9:45 p.m.

Ed James
Secretary