

Minutes
GHI BOARD OF DIRECTORS
April 25, 2013

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

Excused Absence: Boswell

Others in Attendance:

Eldon Ralph, General Manager
Joe Perry, Finance Director
Joan Krob, Member Services Director
Bruce Mangum, Contract Processing
Dianne Wilkerson, Audit Committee Chair
Ben Fischler, Audit Committee
Debbie Cooley, Audit Committee
Judith Davis, Mayor, City of Greenbelt
Altoria Ross, Recording Secretary

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

1. Approval of Agenda

MOTION: TO APPROVE AGENDA AS REVISED

Moved: Hess

Seconded: James

Carried: 8-0

Ready removed the March 28, 2013, minutes from the consent agenda and substituted 6h. Invitation from City of Greenbelt to Participate in Peace Month Activities in June.

2. Visitors and Members

No members and visitors were present at the time. Major Judith Davis arrived later in the meeting.

3. Approval of Membership Applications

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

- **APHRODITE MATSAKIS, SOLE OWNER;**
- **JACQUELINE GASCH, SOLE OWNER;**
- **PATRICK FLYNN, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 8-0

The final loan approval has not been received for the units listed in the motion below.

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

- **STEPHANIE LOVE, SOLE OWNER;**
- **KILEY WILFONG, JUSTIN CULLEN, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Hess

Carried 8-0

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

- **RICHARD MENIS, JANE JAWORSKI, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Hess

Carried 8-0

4. Committee Reports

None

5. Consent Agenda

Moved: James

Seconded: Hess

Carried 8-0

6a. Invitation from City of Greenbelt to Participate in Peace Month Activities in June

After much discussion, the Board decided not to take action on formally participating or promoting the city's Peace Month activities.

6b. Spring Sidewalk Repairs Contract, 2nd Reading

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH JAC CONSTRUCTION FOR THE SPRING REPAIRS OF CONCRETE SIDEWALKS AT 47 SITES AT ITS BID, \$14,247.80, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$15,673.

6c. Contract for Replacement Reserves' Study for GHI Homes, 2nd Reading

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH DESIGN MANAGEMENT ASSOCIATES, INC. TO CONDUCT A NEW INDEPENDENT STUDY FOR GHI'S MAIN HOUSING UNITS AT ITS BID OF \$23,400.

6d. Exception Request for Serviceside Entrance Door, 4J Plateau Place (Attachment #1)

On 14Feb2013, GHI staff noted that the member at 4J Plateau had hired a contractor to install a serviceside entry door with round features and a decorative lite. Staff informed the members that such a door did not comply with GHI rules:

§X.N.3. All exterior replacement doors shall be reviewed and permitted by the Technical Services office.

Exterior doors for replacement use in the original building or existing additions, as well as any exterior doors for new additions, shall be of a simple, rectangular design. These doors may have recessed panels or glass panes.

The following doors are considered incompatible with the design of the original building and require approval by the Board of Directors before the Technical Services office will issue a permit.

- Doors with rounded features, scrolling or ornate trim
- Doors with stained, colored, opaque, beveled, edged or otherwise decorative glass

ARC voted 4-0-0 to recommend to the Board of Directors that the exception requested for the unpermitted, incompatible door at 4J Plateau Place be granted, with the understanding that the door will be replaced during the community-wide upgrade.

The Board debated at length whether the member's absence mattered to discussions about whether to grant the exception. Other discussions focused on exceptions earlier Boards had granted on similar doors and whether the rule should be changed to incorporate that type of door into GHI rules.

MOTION: THE BOARD OF DIRECTORS DIRECTS ARC TO PROMPTLY REVIEW AND POSSIBLY REVISE THE RULES RELATING TO ALLOWABLE DOORS WITHIN GHI. ACTIONS RELATING TO DOORS SHALL BE DELAYED UNTIL THE BOARD REVIEWS ARC'S RECOMMENDATIONS.

Moved: Hess

Seconded: McFadden

Failed 4-4

Opposed: Morse, Ready, Novinski and DeBernardo

MOTION: THE BOARD OF DIRECTORS DOES ALLOW THE PREVIOUSLY INSTALLATION OF A NONCOMPLIANT SERVICESIDE DOOR AT 4J PLATEAU, WITH THE CONDITION THAT THE DOOR WILL BE REPLACED DURING THE COMMUNITY-WIDE UPGRADE.

Moved: Morse

Seconded: McFadden

Carried 5-3

Opposed: Ready, Jones, and Hess

6e. Review of 2012 Audit Report

Brian Dahlk of Wegner CPAs reviewed the audited 2012 financial statements and answered questions via conference call.

6f. Addition Maintenance Task Force Recommendations on Skylights

MOTION: THE BOARD ACCEPTS THE ADDITION MAINTENANCE TASK FORCE'S RECOMMENDATIONS ON MODIFYING RULES REGARDING SKYLIGHTS AND REQUESTS THE TASK FORCE TO WORK WITH STAFF TO PROPOSE MODIFIED RULE LANGUAGE FOR REVIEW AND APPROVAL BY THE BOARD.

Moved: Novinski

Seconded: Morse

Carried 8-0

6g. Identification of Topics for June 12, 2013 Stakeholder Meeting with City of Greenbelt

The Board discussed the items below to be broached with Greenbelt's City Council at the June 12 stakeholder meeting.

1. Next steps for resolution of right-of-way issues that GHI has brought to the City's attention.
2. Improvements that the City might be considering for GHI playgrounds in 2014.
3. Status of City of Greenbelt's Green Team formed last year to assist it in becoming a Sustainable Maryland Certified Community.
4. Storm water management in a common area bound by 56 Crescent, 33 Ridge and 1E Eastway. (Last year, Chris Shuman of 1E Eastway recommended that this item should be discussed with the City).

The mayor said the Green Team does not exist. Consequently, that item was removed from the list. A status report on WSSC and the problem of cats roaming the GHI community were added.

APPROVED BY CONSENSUS: THE BOARD OF DIRECTORS APPROVES THE TOPICS, AS AMENDED, FOR THE JUNE 12, 2013 STAKEHOLDER MEETING WITH THE CITY OF GREENBELT.

7. Items of Information

None discussed.

8. President

Ready said she had appointed Susan Walker to the communications committee. She also mentioned a letter she received from Jean Lombardo of 15L Laurel Hill Road who discussed the cost of heating her home and asked that progress on the upgrade be expedited.

9. Board Members

- DeBernardo praised Brenda Lewis for an excellent committee training session. He said the member outreach committee had met several times and were writing articles about the upgrade. DeBernardo also said the committee is planning a garden tour and a fall community yard sale. In addition, the committee discussed the Labor Day Parade and booth and thought it could only manage the latter. However, DeBernardo invited Jones to join the committee in generating ideas for the parade.
- Novinski said very few people who were interested in GHI came to the booth.
- Morse expressed his appreciation of the city having its own Animal Control and animal shelter.
- Cooley asked if GHI could add its email address on the meeting notification signs, so members could access the agenda.

10. Manager

Ralph said Quinn Evans would be giving information about the insulation of the block homes. He said Evans had completed a draft report, and the building committee will be reviewing it. Ralph said he relayed to Jim Cohen that the review needs to be conducted in an open meeting.

Ralph also reported that a member near the new playground has complained about the use of rubberized mulch. He said the assistant city manager wrote to the member that the city had conducted thorough research and would uphold its decision. The mayor said the city council will discuss the matter at its May 13 meeting.

11. Staff

- Joe Perry, who said he enjoyed the ice cream truck today for Employee Appreciation week, reported a successful auction of two of three vehicles. He said the grey Shadow went for \$500 and the truck, \$600.
- Joan Krob said she felt appreciated all week and appreciates the Board.

12. Visitors

The mayor reminded the Board, staff, and members to vote for the Preservation for the Old Greenbelt Theatre. She said Greenbelt is the only Prince George's project of the 24 sites.

MOTION: TO ADJORN.

Moved: Hess

Seconded: McFadden

Carried 8-0

The meeting adjourned at 9:09 p.m.

Ed James
Secretary