

Minutes
GREENBELT DEVELOPMENT CORPORATION
April 5, 2018

Board Members Present: Brodd, Hess, Holland, James, Kapfer and McFadden,

Excused Absent: Jones, Seely and Skolnik

Others in Attendance:

Eldon Ralph, General Manager	David Frauenheim
Tom Sporney, Assistant General Manager	Bonnie Shields
Joe Perry, Director of Finance	Lee Shields
Joe Wiehagen, Director of Homes Improvement Program	Gina Hosey
Johnathan Gordy, Audit Committee Member	Linda Mechak
Henry Haslinger, Audit Committee Member	Mary Moien
Jacqueline Lilly, Audit Committee Member	Tom Jones Nominations and Elections Chair
Molly Lester	Dan Fischler
Mary Salemme	Ben Fischler
Jan Morrow	Kris White
Mike Frauenheim	Girale Wilson-Takahashi, Recording Secretary

Vice President Brodd called the meeting to order at 7:45 p.m.

1. Approval of Agenda

Motion: To approve the agenda.

Moved: Hess

Seconded: James

Carried: 6-0

2. Visitors (Comment Period)

None.

3. **For Action or Discussion**

3a. Exterior Paint Choices for the Parkway Apartments Recommended by the Architectural Review Committee.

Sporney provided update. On February 1st, the Board directed the Architectural Review Committee (ARC) to recommend appropriate paint color for the exterior walls of GDC's Parkway Apartments that are scheduled to be repainted this year.

During the ARC meetings on February 18th and March 14th, the ARC deliberated the following matters:

- Members looked at the apartments across Crescent Rd from the Library with corbels that have been painted with an accent color.
- The ARC felt no obligation to select a color from the approved paint colors for GHI masonry homes.

- Everyone liked the idea of a light gray base color.
- The idea of using darker gray accent paint on the corbels was discussed, and considered desirable, assuming it was not exceedingly expensive.
- Acting Chair Elizabeth Shepard would select a paint color and inform the staff liaison.

The budgeted cost for painting the Apartments is \$34,700. Based on the bids received, staff realized that the budget would be greatly exceeded if the corbels were painted with an accent color.

The Acting Chair of the ARC initially selected a single base color i.e. Sherwin Williams Mindful Gray #244-C2, SW 7016.

Later, the Chair of the ARC suggested a darker accent color i.e. Dovetail #244-C5, SW7018 for the porch roof edges and posts, with a preference to use white instead. Finally, three members of the ARC recommended dark grey as the preferred accent color for the porch edges and posts.

Motion: I move that the Board of directors accept the Greenbelt Homes, Inc Architectural Review Committee’s recommendation to paint the exterior walls of the Parkway Apartments with a Mindful Gray color and the porch edges and posts with a Dovetail darker gray color.

Moved: Hess

Seconded: McFadden

Carried: 6-0

Motion: To Adjourn.

Moved: Hess

Seconded: Holland

Carried: 6-0

The meeting adjourned at 7:48 p.m.

Ed James
Secretary