

**Minutes
Board of Directors
GHI Regular Open Session
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

Tom Sporney, Assistant General Manager

Joe Perry, Director of Finance

George Bachman, Director of Maintenance

Joe Wiehagen, Director of Homes

Improvement Program

Johnathan Gordy, Audit Committee Member

Henry Haslinger, Audit Committee Member

Jacqueline Lilly, Audit Committee Member

Molly Lester

Mary Salemme

Jan Morrow

Mike Frauenheim

David Frauenheim

Bonnie Ames

Lee Shields

Gina Hosey

Linda Mechak

Mary Moien

Tom Jones Nominations and Elections Chair

Dan Fischler

Ben Fischler

Kris White

Girale Wilson-Takahashi, Recording Secretary

Vice President Brodd called the meeting to order at 7:49 p.m.

1. Approval of Agenda

Motion: The Board of Directors does approve the agenda.

Moved: Hess

Seconded: James

Carried: 6-0

2. Announcement of Executive Sessions

2a. Announcement of Complaint Hearings held in Executive Session Meetings on March 5 and March 7th, 2018

A complaint panel comprised of Board members Steve Skolnik, Steve Holland and Ed James conducted complaint hearings on March 5th and March 7th, 2018, for the purpose of meeting with members who have not allowed staff to install 10-year life lithium-ion smoke detectors inside their units. No Audit Committee members attended the hearings.

The motion to call this meeting was made during an Executive session meeting on January 18th, 2018 and approved by Board members Stefan Brodd, Chuck Hess, Stephen Holland, Ed James, Paul Kapfer, Bill Jones, Diana McFadden, Linda Seely and Steve Skolnik.

On March 5th the first hearing commenced at 6.30 p.m. and adjourned at 7:05 p.m.; the second hearing commenced at 7.30 p.m. and adjourned at 7:50 p.m. On March 7th the first hearing commenced at 6:30 p.m. and adjourned at 7:16 p.m.; the second hearing commenced at 7:30 p.m. and adjourned at 7:50 p.m.

Authority for the above closed meetings was derived from Subtitle 6b of the Maryland Cooperative Housing Corporation Act, § 5-6B-19 “Meetings of cooperative housing corporation open to members of corporation or their agents.” Paragraph (e) (1)

2b. Announcement of Executive Session Meeting Held on March 15th, 2018

GHI’s Board of Directors held an Executive Session meeting on March 15th, 2018 for the purpose of conducting the Manager’s 2017 performance evaluation. Board members Stefan Brodd, Chuck Hess, Stephen Holland, Ed James, Bill Jones, Diana McFadden, Linda Seely and Audit Committee members Jacqueline Lilly and Henry Haslinger attended the meeting.

The motion to call this meeting was made during an open meeting on February 15th, 2018 and approved by Board members Stefan Brodd, Chuck Hess, Stephen Holland, Ed James, Bill Jones, Diana McFadden, and Linda Seely.

The meeting commenced at 6:30 p.m. and adjourned at 7.45 p.m.

Authority for the above closed meeting was derived from Subtitle 6b of the Maryland Cooperative Housing Corporation Act, § 5-6B-19 “Meetings of cooperative housing corporation open to members of corporation or their agents.” Paragraph (e) (1)

2c. Announcement of Executive Session Meeting Held on March 15th, 2018

GHI’s Board of Directors held an Executive Session meeting on March 15, 2018, in the Board Room of the Administration Building. Board members Stefan Brodd, Chuck Hess, Stephen Holland, Ed James, Bill Jones, Diana McFadden, Linda Seely and Audit Committee members Jacqueline Lilly and Henry Haslinger attended the meeting.

The following motion to call this meeting was made during a prior open meeting on the same date and approved by Board members Stefan Brodd, Chuck Hess, Stephen Holland, Ed James, Bill Jones, Diana McFadden, and Linda Seely:

Motion: I move that the Board of Directors conduct a closed meeting after adjournment of this open meeting, to discuss the following matters:

- a) **Approve minutes of the Executive Session Meeting Held on February 15th, 2018**
- b) **Member financial matters.**
- c) **Consider the terms and conditions of the following contracts in the negotiation stage:**
 - **Phase 2 Masonry Crawl Space Improvements Contract, 2nd Reading**
 - **Contract for Spring and Fall Gutter Cleaning - 1st reading**
 - **Contract for Replacement of Roofs for Frame Units and Larger Townhouses - 1st reading**
- d) **Member complaint matters**

During the meeting, the Board of Directors authorized the Manager, for second and final reading, to enter into a contract with Foam Insealators to undertake phase 2 masonry crawlspace improvements in 48 buildings as directed by GHI, at its bid of \$345,521, plus 10% for contingencies, for a total not

to exceed \$380,073.

The meeting commenced at 9:35 p.m. and adjourned at 10:40 p.m.

Authority for the above closed meeting was derived from Subtitle 6b of the Maryland Cooperative Housing Corporation Act, § 5-6B-19 “Meetings of cooperative housing corporation open to members of corporation or their agents.” Paragraph (e) (1)

2d. Announcement of Formal Complaint Hearing Held in an Executive Session Meeting on March 29th, 2018

GHI’s Board of Directors held a Formal Complaint Hearing on March 29, 2018 for the purpose of deciding what actions to take to resolve a hoarding complaint matter in a GHI unit. Board members Stefan Brodd, Chuck Hess, Stephen Holland, Ed James, Bill Jones, Diana McFadden, Linda Seely and Steve Skolnik and Audit Committee member Henry Haslinger attended the meeting.

The motion to call this meeting was made during an Executive Session meeting on March 29th, 2018 and approved by Board members Stefan Brodd, Chuck Hess, Steve Holland, Ed James, Bill Jones, Diana McFadden, and Linda Seely.

The meeting commenced at 6:30 p.m., and adjourned at 6:51 p.m.

Authority for the above closed meeting was derived from Subtitle 6b of the Maryland Cooperative Housing Corporation Act, § 5-6B-19 “Meetings of cooperative housing corporation open to members of corporation or their agents.” Paragraph (e) (1)

2e. Announcement of Executive Session Meeting Held on April 5, 2018

GHI’s Board of Directors held an Executive Session meeting on April 5, 2018, in the Board Room of the Administration Building. Board members Stefan Brodd, Chuck Hess, Stephen Holland, Ed James, Diana McFadden, and Audit Committee members Jacqueline Lilly Henry Haslinger and Jonathan Gordy attended the meeting.

The following motion to call this meeting was made during a prior open meeting on the same date and approved by Board members Stefan Brodd, Chuck Hess, Stephen Holland, Ed James, Diana McFadden:

Motion: I move that the Board of Directors conduct a closed meeting after adjournment of this open meeting, to discuss the following matters:

a) Approved the following contracts:

- **That the Board of Directors authorize the manager, for second and final reading, to enter into a contract with Foam Insealators to undertake Phase 1 frame building crawlspace improvements in 93 buildings and qualified additions, as directed by GHI, at its bid of \$893,862, plus 10% for contingencies, for a total not to exceed \$983,248.**

- That the Board of Directors authorize the manager, for second and final reading, to sign a contract with Advantage Green Solutions to undertake spring and fall cleaning of gutters for GHI block homes at its bid of \$11,932.
- That the Board of Directors authorize the manager, for second and final reading, to sign a contract with Barnard Building Services Inc. to undertake spring and fall cleaning of gutters for GHI frame and brick homes, and garages at its bid of \$53,000.
- That the Board of Directors authorize the manager, for second and final reading, to sign a contract with RRH Associates to replace the existing shingles and gutters on the roofs at 25 larger townhomes with Landmark AR 5-Star architectural shingles and new gutters at its bid of \$78,430, with 10% allowance for contingencies, for a total not to exceed \$86,273.
- That the Board of Directors authorize the manager, for second and final reading, to sign a contract with Northeast Contracting to replace shingles and gutters on the roofs at 44 frame homes and 5 additions with Landmark Pro AR architectural shingles with the extended lifetime warranty option and new gutters, at its bid of \$90,394, with 10% allowance for contingencies, for a total not to exceed \$99,433.

- b) Approved the minutes of the Executive Session meeting that was held on March 1, 2018.
- c) Considered a contract for replacing Air Conditioning Units for Larger Townhomes
- d) Discussed two Member complaint matters.

3. Visitors and Members (Comment Period)

Tom Jones, Nominations and Elections Chair – solicited for one more candidate for Board of Directors, at least two more candidates for Nominations and Election Committee, and three more candidates for Audit Committee. Contact Tom Jones for questions.

4. Approval of Membership Applications

Motion: I move that the Board of Directors approve the following persons into the cooperative and membership is afforded them at the time of settlement:

- Peggy Eskow, Sole Owner;
- Ralph E. Capen, Alane S.K. Capen, Tenants by the Entirety;
- Tracy L. Ragland, Alison L. Ragland, Joint Tenants;
- Jacqueline Sumner, Sole Owner;
- Anne D. Sterling, Sole Owner.

Moved: James

Seconded: Hess

Carried: 6-0

Approval of Mutual Ownership change

Motion: I move that the Board of Directors approve the following Mutual Ownership change Paula J. Windsor, Sole Owner to Paula J. Windsor and Paul A. Beavers, Joint Tenants.

Moved: James

Seconded: Hess

Carried: 6-0

5. Committee and Homes Improvement Program Reports

Homes Improvement Program – Wiehagen reported that:

- All surveys and proposals have been returned
- 7% of members have not returned their signed proposals; however, all proposals from members selecting optional items have been received
- 14 request submitted to Ad Hoc Task Force on Existing Windows and Doors to grant waiver to install either windows and/or doors; 13 waivers were excepted and 1 member withdrew their request to replace the windows
- Approximately 40% of the cohort participated in expanded rebate program
- All the orders have been compiled and sent to the contractors to begin purchasing materials and start the work
- The masonry crawlspace Phase Two improvements are underway
- The first of 91 mini-splits were installed this week
- Improvements to the windows will begin April 19, 2018
- Will complete drafted schedule of all trades next week
- A lower cost option is now provided in lieu of offering mini blinds for the inside of the door window; members can view the option in the GHI Lobby

Zoning Task Force – Brodd reported that the Zoning Task Force is planning to meet with the City Planning Department.

Yards Task Force – Brodd reported that the Yards Task Force is working on some recommendations concerning yard items such as privacy screens, fences and hedges.

6. For Action or Discussion

6a. Approve Minutes of the Regular Open Session Meeting Held on March 1st, 2018

Motion: I move that the Board of Directors approve the minutes of the Regular Open Session meeting that was held on March 1, 2018 as presented.

Moved: James

Seconded: Hess

Carried: 5-0-1

Abstained: Brodd

6b. Approval of Addendum for Trust Ownership and Trustee's Affidavit

GHI members Jeffrey W. Travis and Therese Ann Kucera of 3-E Crescent Road, request approval of their Addendum for Trust Ownership and Trustee's Affidavit. Jeffrey W. Travis and Therese Ann Kucera Revocable Trust of 2018 will serve as trustees and beneficiaries under a trust agreement

dates March 13, 2018. The updated Mutual ownership contract will be presented for approval under new memberships.

Motion: The Board of Directors approves the Addendum for Trust Ownership and Trustee Affidavit of Jeffrey W. Travis and Therese Ann Kucera, Trustees of the Jeffrey W. Travis and Therese Ann Kucera Revocable Trust of 2018. Thereby allowing them to place the membership and equity interest into a living trust date March 13, 2018.

Moved: McFadden

Seconded: James

Carried: 6-0

6c. Request by the Member of 2-K Northway to install a Full-Lite Serviceside door during the HIP

Sporney provided a report. In responding to the 2018 HIP survey options, Michael Frauenheim and David Clark Frauenheim, the members at 2K Northway indicated that they wanted a full-lite door on the serviceside. Since a full-lite serviceside door is not an approved option during the HIP, the matter was referred to ARC.

At the ARC meeting of March 14th 2018, the committee discussed the following:

- The members prefer the look of the full-lite door, since it matches the proposed windows without muntins.
- This door style is permitted in the Member Handbook, but not offered during HIP for the service side door.
- Very few members are interested in the full-lite door on the serviceside, mostly for privacy/security reasons.

ARC recommended 5-0-0 that the Board of Directors grant an exception to permit the installation of a full-lite service side door at 2K Northway during this year's HIP work.

Motion: I move that the Board of Directors permit the installation of a full-lite entry door on the serviceside of 2-K Northway during the 2018 phase of the Homes Improvement Program.

Moved: Holland

Seconded: James

Carried: 5-1

Opposed: Hess

6d. Request by the Member of 73-T Ridge Rd to Install a Picture Window in the Unit

Sporney reported that Ms. Jan Morrow, the member at 73-T Ridge Road submitted a permit request to Technical Services staff on February 5th, 2018 for the proposed installation of a fixed pane window flanked by double-hung windows, on the 1st floor of the gardenside of her unit. A letter from the member to staff, that states her reason for requesting the picture window; it also includes a photograph of a frame home at 37 Hamilton Place with a picture window on its gardenside. Staff forwarded the member's request to the ARC since the GHI rules, §X.N.2 state that picture windows are not allowed in frame homes.

During the ARC meeting of March 14th, 2018, the committee discussed the following:

- The member would like to install a picture window with small double-hung windows on either side within the existing framed opening of the first floor facing the garden side. Currently there is a pair of double-hung windows in place.

- There are many examples in GHI frame units with this picture window arrangement, although it is not the original window configuration.
- Member likes the idea of viewing her garden through a picture window rather than through double hung windows where the view is restricted due to horizontal sections of the frame.

ARC recommended 4-0-1 to the Board of Directors that an exception be granted to permit the installation of a picture window at 73-T Ridge Road.

Motion: I move that the Board of Directors permit the installation of a fixed pane window on the gardenside of 73-T Ridge Road.

Moved: Holland

Seconded: McFadden

Carried: 5-1

Opposed: Hess

6e. ARC's Recommendation re: Horizontal Slider Windows on a New Addition at 24-A Ridge Rd

Sporney reported that the member at 24-A Ridge Road submitted a permit request for an end addition on November 8th, 2017. The drawings as shown in Attachment #5. included two (2) horizontal sliding windows in a combined bath/laundry area. Staff issued a permit for the addition on December 8th, 2017. After construction began, staff realized that the two horizontal sliding windows should not have been approved, since GHI rules §X.N.2 state that for frame homes, horizontal slider windows are unacceptable.

During the ARC meeting of March 14th, 2018, the committee discussed the following:

- The horizontal slider windows are located in a recently built addition. Windows are in the laundry room and bathroom.
- Windows match the size and style of current existing horizontal slider windows in the original bathroom window.
- Use of horizontal sliders was approved by GHI Staff, although they should have required an exception before approving the permit.

ARC recommended 5-0-0 to the Board of Directors that an exception be granted to allow the installed horizontal slider windows to remain in the addition at 24-A Ridge Road.

Motion: I move that the Board of Directors allow the two (2) horizontal slider windows that have been installed at 24-A Ridge Rd, to remain in place.

Moved: Hess

Seconded: James

Carried: 6-0

6f. Request by the Member of 8-C Plateau Place to Exclude the Windows on the Unit from Being Replaced During the HIP

A letter from Ms. Bonnie Shields, the member of 8-C Plateau Place who desires to keep the existing windows on her unit, instead of having them replaced during the HIP.

Wiehagen reported that on April 27, 2018, the Ad Hoc Task Force on Existing Windows and Doors (AHTFEWAD) recommended that the request to retain the existing 1980's standard rehab windows by the member at Plateau Place 8-C be referred to the Board for consideration.

The task force believed that their variance waiver document does not allow for this exception, particularly in light of a 2017 Board motion that required the member at 58-B Crescent who made a similar request, to replace her 1980's standard rehab windows upon re-sale, at the latest instance. Further, the task force recommended that the Board should consider establishing similar requirements to satisfy Ms. Shields' request.

Motion: I move that the Board of Directors allow the member of 8-C Plateau Place to retain the existing windows on her unit instead of having them replaced by GHI during the Homes Improvement Program; contingent on the following conditions being satisfied:

- a. **The member shall be responsible for the future costs of maintaining the existing windows.**
- b. **The member shall be responsible for the future costs of replacing the existing windows and GHI's Technical Services Department must approve the specifications of the new windows before they are installed.**
- c. **The existing windows shall be replaced by the member upon failure or at re-sale of the unit; whichever is sooner. The member shall be responsible for any damages to the unit, due to defects in the existing windows.**

Moved: Holland

Seconded: Hess

Carried: 6-0

6g. Request by the Member of 6 Woodland Way for Additional Time to Consider Enrolling an Addition on the Addition Maintenance Program

Ralph reported that on October 19th, 2017, the Board stipulated that with effect from April 1st, 2018, members who enroll additions in the addition maintenance program; shall be responsible for replacements of windows, roofs, baseboard heaters, vinyl siding, and exterior doors that are more than 20 years old. The Board also directed the AMP Task Force in collaboration with the Finance Committee, to recommend:

- Incentives, whereby members may be encouraged to enroll in the addition maintenance program.
- The fee structure that should be adopted whereby members who enroll existing additions in the AMP would make catch-up contributions to the AMP, towards the future repairs of items besides windows, roofs, baseboard heaters, vinyl siding and exterior doors.

The AMP Task Force and Finance Committee have not yet completed their assignment. A letter from Ms. Mary Moein, the member of 6 Woodland Way, who is requesting additional time, to consider enrolling her addition onto the AMP without being subject to the conditions that are currently applicable to additions enrolled after March 30th, 2018.

Motion: I move that the Board of Directors extend the deadline, whereby members who enroll additions in the addition maintenance program (AMP) shall be required to replace windows, roofs, baseboard heaters, vinyl siding and exterior doors that are more than 20 years old; until 3 months after the Board determines the following:

- a) **Incentives, whereby members may be encouraged to enroll additions in the AMP.**

- b) **The fee structure that should be adopted whereby members who enroll existing additions in the AMP would make catch-up contributions, towards the future repairs of items besides windows, roofs, baseboard heaters, vinyl siding and exterior doors.**

Moved: Kapfer

Seconded: McFadden

Carried: 6-0

- 6h. Letter Prepared by the Legislative Government Affairs Committee re: GHI's Position on the Proposed BWI Parkway Lane Expansion Project

Ralph reported that last February 15th, 2018 the Board directed the Legislative Government Affairs Committee to draft a letter stating GHI's opposition to the proposal to widen the Baltimore Washington Parkway, which will be sent to the Governor of Maryland, the Secretary of the Maryland Department of Transportation and Federal Congressional Delegation.

Motion: I move that the Board of Directors accept the letter as presented on April 5th, 2018, regarding GHI's position on the proposed widening of the Baltimore Washington Parkway and authorize the Board President to sign the letter which will be sent to the listed governmental officials, Governor of Maryland, the Secretary of the Maryland Department of Transportation and Federal Congressional Delegation.

Moved: Holland

Seconded: McFadden

Carried: 5-1

Abstained: Hess

- 6i. Proposal to Install a Solar Photovoltaic Electrical System Within the Administration Building Complex

During the March 1st, 2018 Board meeting, the Board reviewed the original bids that two vendors (Pfister Energy of Baltimore, MD and Sustainable Energy Systems of Frederick, MD) submitted for the proposed installation of a solar pves within the administration building complex as well as subsequent financial analyses that the Finance Committee had undertaken. A report that a solar task force affiliated with the Buildings Committee prepared, based on the two original bids that GHI received. The Finance Committee's analyses for outright purchase of the solar pves are also included. The first analysis includes the costs for replacing the solar pves at the end of its life; the second analysis excludes the replacement costs. During the meeting on March 1st, the Board directed the manager to obtain revised bids from both contractors.

Pfister Energy reduced its bid cost for the purchase of the solar pves by GHI from \$356,235 to \$336,804, while Sustainable Energy Systems maintained its original bid prices.

Since Sustainable Energy Systems offered the more financially attractive proposal and did not alter its original bid prices that were submitted in 2017, the Finance Committee again reviewed its original financial analyses. Discussion of the analyses included the impact on current operations and GHI's ability to meet future obligations, if the cooperative invested approximately \$280,000 (\$253,783 + 10% for contingencies \$25,378) to purchase the system outright from Sustainable Energy Systems. Because the Finance Committee did not reach a consensus about whether GHI had the ability to pay for the solar PVES outright, without negatively impacting GHI's cash flow, the Committee recommended that the Board of Directors present the following two motions for the membership to consider, during the annual membership meeting on May 10.

The second of the two motions only to be voted on if the first motion fails to pass:

Motion #1: That the Membership of GHI authorizes the Board of Directors to enter into a contract to purchase a solar panel system of at least 125.0KW for no more than \$280,000.

Motion #2: That the Membership of GHI authorizes the Board of Directors to enter into a power purchase agreement for a solar panel system.

(The PPA leasing option is clearly financially advantageous to GHI without requiring any investment since it reduces energy costs by \$3,000 to \$5,000 per year for approximately 20 years. Since the Sustainable Energy Systems would not offer this lease option without expecting to make a large profit, GHI would come out far better off in the long term by purchasing outright, rather than by leasing. However, the purchase price would adversely impact GHI's cash flow for the next five years, but it is not projected to put GHI in debt.)

Motion: I move that the Board of Directors accept the Finance Committee's recommended motions as revised on April 5th, 2018, regarding the installation of a solar photovoltaic electrical system within the Administration Building Complex, and direct that the motions be presented to the membership during the Annual Membership Meeting on May 10th, 2018.

Moved: Hess

Seconded: Holland

Carried: 5-1

Opposed: Kapfer

6j. Proposed Bicycle Committee Activities

The Bicycle Committee plans to hold a GHI community family-oriented bicycle ride on Saturday, April 28th beginning at 10.30 a.m. and a bike to work day on May 18th. All riders will need to sign a waiver, release of liability, assumption of risk and indemnity agreement.

The Board should review the waiver, release of liability, assumption of risk and indemnity agreement and consider whether to approve the proposed events.

No action needed.

6k. Forest Conservation Management Agreement and Forest Stewardship Plan Renewal

Background Provided by Kapfer

Greenbelt Homes, Inc. has long played an important role in contributing to the tradition of protecting the "Green Belt" of natural areas around the historic "old town" community of Greenbelt, Maryland. In July 1972, GHI established a Forest Conservation Management Agreement (FCMA) with Maryland Department of Natural Resources (DNR). In February 1983, GHI and DNR signed a new FCMA that was initially valid for 15 years, and which has been renewed at five year intervals since 1998; this now 35 year agreement represents a binding commitment by GHI to sustainably manage its forest lands. Since that time, GHI has gradually increased the amount of forest land included within the FCMA to encompass a total of 87.65 Acres of woodland areas within GHI. The FCMA affords GHI preferential tax treatment of forest lands bound by the agreement in exchange for a

commitment by GHI to retain these lands as natural areas and manage their health in an ecologically balanced manner.

In January 1998, GHI commissioned a detailed Forest Stewardship Plan (FSP) prepared by registered foresters to assist and guide GHI staff and cooperative members to properly care for and protect its woodland areas. In 2013 GHI paid DNR to produce an updated FSP; this current FSP is valid for 15 years (until 2028). Such a plan is a requirement by DNR for any landowner participating in the FCMA program. The FSP provides a baseline assessment of forest health and a series of land management recommendations for GHI to implement. The guiding vision of the GHI Stewardship Plan is to “provide a peaceful place for low impact and passive recreation, and for learning about and enjoying the natural order of a forest ecosystem in both a local and regional context.” The purpose of the Stewardship Plan is to “guide GHI in achieving its vision through provision of background and technical materials and a schedule of stewardship activities.” The GHI Woodlands Committee is the primary body responsible for monitoring the FCMA and organizing management activities under the Stewardship Plan.

Current Status

The Woodlands Committee and GHI staff have regularly organized activities and projects that are consistent with the goals of the Stewardship Plan. Typical activities within the forested parcels have included removal of invasive plants, planting of new trees and shrubs, maintenance of passive recreation trails, leading educational hikes, managing storm water runoff into the parcels, and monitoring forest health.

The current FCMA agreement is due for renewal for a 15 year term at the end of April 2018. While the current FSP is not due for renewal until 2028, the Woodlands Committee has discussed some revisions with DNR and DNR has provided an amended FSP has provided an amended Forest Stewardship Plan (refer to Attachment #11.) that will be valid until 2028.

Financial Implications

GHI obtains significant financial benefits by participating in the FCMA program. The most direct benefit is the preferential tax treatment of acreage included in the FCMA parcels. The assessed taxable value of land within the FCMA is \$125 per acre versus comparable land outside FCMA that is assessed at \$4,300 per acre or more. Besides obvious tax savings, the FCMA parcels add considerable value to the GHI community by retaining protected forest lands that contribute to higher quality of life, improved home value, reduced energy costs, and a host of ecological benefits. The cost for renewing the FCMA agreement is \$200 for processing fees.

Woodlands Committee’s Recommendation

During a meeting on February 21, 2018, the Committee voted to recommend that the Board of Directors approve renewal of the Forest Conservation Management Agreement for a 15 year period.

Motion: I move that the Board of Directors accept the recommendation of the Woodlands Committee to renew the Forest Conservation Management Agreement with the Maryland Department of Natural Resources (DNR). Further, I move that the Board of Directors approve the revised Forest Stewardship plan provided by DNR on March 5, 2018.

Moved: Kapfer

Seconded: McFadden

Carried: 6-0

Minutes: GHI Board of Directors Meeting of April 5, 2018

Motion: I move that the Board of Directors extend the meeting time by 15 minutes.

Moved: Hess

Seconded: Kapfer

Carried: 6-0

6l. Review Proposed Annual Meeting Agenda

A proposed agenda for the annual membership meeting on May 10, 2018. The agenda must be mailed to the membership between April 20 and April 30. The Board should decide (by consensus) what changes should be made to the draft agenda.

Brodd requested to add item 10b - Member Petitions to the agenda.

6m. CAI Advocacy Summit with Members of Congress on May 8th

Ralph reported that the Community Associations institute has arranged a one day summit with members of Congress on May 8th, prior to its 2018 Annual Conference and Exposition on May 9th and 10th. Details of the summit are outlined.

The Board should decide whether GHI should be represented at the summit, the persons who should represent us and the topics that the representatives should advocate on GHI's behalf.

The Legislative Government Affairs Committee and staff have recommended the following topics:

1. LGAC

- The proposed Maglev Train project,
- The proposed hyperloop train project,
- Proposed widening of the BWI Parkway
- Non- profit and not-for-profit cooperatives should be able to receive benefits such as tax credits

2. Staff

- Housing cooperatives should be allowed opportunities for an instrument similar to a reverse mortgage that could enable elderly members of a cooperative community to live in their units homes for a longer time.
- Consider amending the Fiduciary Prudent Person Rule applicable to housing cooperatives in Maryland since it limits housing cooperatives to investments of their funds in federally-insured deposits, U.S. government securities and other investments insured or guaranteed as to principal by the U.S. government.

Motion: I move that the Board of Directors authorize up to five persons which may include the Board President, Board Vice President, Treasurer, Manager and Chair of the Legislative Government Affairs Committee to represent GHI during the CAI sponsored summit with Congressional representatives on May 8th, 2018.

Moved: Hess

Seconded: Kapfer

Carried: 6-0

6n. National Association of Housing Cooperative's Initiative re: Marketing Homes of Coop members

The Board reviewed a brochure from the National Association of Housing Cooperatives that provides information about a share listing program, whereby coop members may sign a listing contract with the NAHC for a period of 90 days at a cost of \$60 to market their units.

7. **Items of Information**

7a. Board 12 Month Action Plan and Committee Task List

7b. Monthly GHI and City Calendars

7c. President's Items

- The meeting held with WSSC on April 4, 2018 was productive; GHI presented their objections. WSSC will put together a variety of their ideas in a proposal by April 27, 2018. Ralph added that the Mayor of Greenbelt and the City Manger also attended the WSSC meeting. WSSC is considering a replacement of sewer lines; the condition of the sewer pipes would need to be assessed. Assuming an agreement can be reached, it would take approximately two years before any work could begin because of the proprietary work that's involved.
- Water meter location still remains an issue.
- Brodd called attention to a letter received from Senator Paul G. Pinsky and a letter from Council Member Todd M. Turner acknowledging GHI's opposition to the MAGLEV.

7d. Board Members' Items

7e. Audit Committee's Items

7f. Manager's Items

Motion: To adjourn.

Moved: Hess

Seconded: Kapfer

Carried: 6-0

The meeting adjourned at 10:17 p.m.

Ed James
Secretary