

Minutes
GHI BOARD OF DIRECTORS
May 23, 2013

Board Members Present: DeBernardo, Hess, James, Jones, Morse (departing), Marcavitch (new), McFadden, Novinski, and Ready

Excused Absence: Skolnik

Others in Attendance:

General Manager Eldon Ralph
Joan Krob, Member Services Director
Matt Berres, Maintenance Director
Ben Fischler, Audit Committee
Debbie Cooley, Audit Committee
Henry Haslinger, Chair N&E Committee
Cary Copock
Sylvia Lewis
Altoria Ross, Recording Secretary

President Ready called the meeting to order at 7:35 p.m.

1. Approval of Agenda

MOTION: TO APPROVE AGENDA.

Moved: Hess

Seconded: James

Carried 8-0

2. Certification of Election, Chair, N&E Committee

Henry Haslinger, chair of the Nominations and Election Committee, presented the election results:

Board of Directors: Chuck Hess, 107; Bill Jones, 108; Aaron Marcavitch, 118; Patricia Novinski, 119; Steve Skolnik, 117

Audit Committee: Debbie Cooley, 119; Ben Fischler, 118; Jonathan Gordy, 117

Total Votes Cast were 128

3. Board Reorganization & Election of Officers

Sue Ready was reelected president. Frank DeBernardo was nominated for the seat of vice president and declined. Steve Skolnik was nominated and elected vice-president. Chuck Hess was reelected treasurer, and Ed James was reelected secretary. The Board discussed the Code of Ethics.

4. Visitors and Members

Ready greeted members and visitors. Sylvia Lewis said she was present to witness the seating of the new board. She also spoke of the Greenbelt Co-op Alliance's Co-op Month plans for October to include playing Co-opoly. In addition, Lewis asked that the GHI members picnic be scheduled well in advance to avoid conflict with other city activities. DeBernardo said that he would honor the request. Cary Copock spoke of the difficulty he was having in trying to refinance his share loan with PNC. General Manager Ralph referred Copock to Director of Finance Perry for assistance in negotiating the process.

5. Approval of Membership Applications

MOTION: THAT THE FOLLOWING MEMBER IS ACCEPTED INTO THE COOPERATIVE AND MEMBERSHIP IS AFFORDED HIM AT THE TIME OF SETTLEMENT:

- **TERRY K. VANZETTI, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 8-0

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

- **GEORGE R. HOLLAND, JR., SUE A HOLLAND, TENANTS BY THE ENTIRETY;**
- **ANGELA L. STARK, CHRISTOPHER C. STARK, TENANTS BY THE ENTIRETY;**
- **NANCY J. BOYD, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 8-0

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

- **KATHERINE MOCHO, JEFFREY J. MOCHO, IS CHANGED TO KATHERINE MOCHO, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 8-0

6. Committee Reports

None.

7. Consent Agenda

MOTION: APPROVE THE CONSENT AGENDA.

Moved: Hess

Seconded: James

Carried 8-0

8. For Action and Discussion

MOTION: MOVE 8H. REVIEW REVISED FCMA STEWARDSHIP PLAN TO 8C AND 8G. 2013 FIRST QUARTER FINANCIAL STATEMENTS TO 8D.

Moved: Hess

Seconded: Jones

Carried 8-0

8a. 2013 Parking Lot Repair 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 FINLEY ASPHALT & SEALING, FOR THE MINOR REPAIRS (SEALING, STRIPING, NUMBERING, PATCHING) OF PARKING LOTS AT ITS BID, \$19,161, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$21,078.

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH CPE, INC., FOR THE MAJOR REPAIRS OF PARKING LOTS AT 1 EASTWAY, 10 PLATEAU, 11 LAUREL HILL, AT ITS BID, \$53,509, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$58,860.

8b. 2013 Underground Utility 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 CITY CONTRACTORS FOR THE REPAIRS OF UNDERGROUND SANITARY SEWAGE AND STORM DRAIN UTILITIES AT THIRTY-ONE (31) SITES AT ITS BID, \$256,200, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$281,820.

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH MANE-LINE UTILITIES FOR THE DRAINAGE IMPROVEMENTS AT THREE (3) SITES AT ITS BID, \$28,876, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$31,764.

8c. Review Revised FCMA Stewardship Plan

In presenting the revised FCMA Stewardship Plan, Maintenance Director Berres summarized the collaborative work of the Woodlands Committee, staff and the State of Maryland Forest Service to incorporate the recommended changes.

MOTION: THE BOARD OF DIRECTORS ACCEPTS THE NEW FOREST STEWARDSHIP PLAN AND DIRECTS STAFF AND THE WOODLANDS COMMITTEE TO IMPLEMENT THE MANAGEMENT RECOMMENDATIONS CONTAINED IN THE PLAN.

Moved: James

Seconded: Hess

Carried 8-0

8d. 2013 First Quarter Financial Statements

Joe Perry, Director of Finance, reviewed the first quarter Financial Statements for 2013 and answered questions from the Board.

8e. Appointment of Member Complaints Panels

Ready appointed the following Board members to the three panels: Panel 1: Sue Ready, chair; Ed James, Aaron Marcavitch with Ben Fischler as Audit Committee liaison. Panel 2: Steve Skolnik, chair; Chuck Hess, Diana McFadden with Debbie Cooley as Audit Committee liaison. Panel 3: Patricia Novinski, chair; Frank DeBernardo, Bill Jones with Jonathan Gordy as Audit Committee liaison.

8f. Designation of GDC Stockholders

MOTION: IT IS MOVED THAT EACH MEMBER OF THE 2013-14 BOARD OF DIRECTORS OF GREENBELT HOMES INC. BE GRANTED A PROXY FOR 1/9TH OF THE GHI SHARES OF STOCK IN GREENBELT DEVELOPMENT CORPORATION. THESE PROXIES SHALL REMAIN IN FORCE UNTIL NEW PROXIES ARE VOTED.

Moved: Hess

Seconded: James

Carried 8-0

8g. Board Meeting Procedures

Ready reminded the Board of the requirement for written committee reports.

8h. Set Summer and Fall Meeting Schedule

The Board meetings during the months of June, July and August 2013 will be as follows:

Wed, June 12 th	Special meeting at 7:30 p.m. to review bids for Phase 2C Pilot project - 1 st reading
	Stakeholder meeting with City of Greenbelt at 8.00 p.m.
Thurs, June 13 th	Regular Board meeting at 7:00 p.m.
Thurs, June 27 th	Regular Board meeting at 7:00 p.m.
	Work session to update Board's Action Plan at 8.00 p.m.
Thurs, July 11 th	Regular Board meeting at 7:00 p.m.
Thurs, July 25 th	Regular Board meeting at 7:00 p.m.
Thurs, Aug 8 th	Regular Board meeting at 7:00 p.m.
Thurs, Aug 22 nd	Regular Board meeting at 7:00 p.m.
	Work session to review replacement reserves' study report at 8:00 p.m.
Thurs, Aug 29 th	Budget planning meeting with membership at 8:00 p.m.

APPROVED BY CONSENT: TO APPROVE THE MEETING SCHEDULE FOR JUNE, JULY, AND AUGUST 2013.

During the months of September to December, regular Board meetings will be held on the first and third Thursdays of the month.

8i. Contract for Supply of Electricity for GHI Accounts

The current prices being charged by AER, Pepco and Washington Gas are as follows:

Type of Account & Contract	Rates in cents per Kwh						
	Brown Energy (fossil fuels)			Green Energy (wind)			
	Pepco	AER	WGES	AER (100% wind)	WGES (100% wind)	WGES (50% wind)	WGES (25% wind)
Non-Residential							
1-year	9.41	8.6	8.491	8.85	8.737	8.669	8.665
2-year	9.41	8.2	7.954	8.45	8.312	8.158	8.131
Commercial							
1-year	9.41	8.2	8.491	8.45	8.737	8.669	8.665
2-year	9.41	7.8	7.954	8.05	8.312	8.158	8.131

Assuming that future electric consumption figures are similar to those for 2012, the estimated annual electrical costs during a two-year contract with AER or WGES would be:

Accounts	KWH/year	Costs based on fossil fuel		Costs based on 100% wind	
		AER	WGES	AER	WGES
GHI non-residential	5,307	\$435	\$422	\$448	\$441
GHI commercial	141,272	\$11,019	\$11,237	\$11,372	\$11,743
Total costs		\$11,454	\$11,659	\$11,820	\$12,184

Staff recommended that the Board of Directors endorse a 2-year contract with Atlantic Energy Resources to provide electricity generated with 100% wind energy to the GHI accounts.

MOTION: THE BOARD OF DIRECTORS APPROVES ENTERING INTO A 2-YEAR CONTRACT WITH ATLANTIC ENERGY RESOURCES TO PROVIDE ELECTRICITY GENERATED WITH 100% WIND ENERGY AT A FIXED-RATE COST TO TWO COMMERCIAL AND TWENTY NON-RESIDENTIAL GHI ACCOUNTS. THIS CONTRACT WILL BECOME EFFECTIVE FROM JUNE 1, 2013.

Moved: James

Seconded: Hess

Carried 7-0

DeBernardo was absent from the room during the vote.

8j. Timelines for Complying with Requirements of Revised Subleasing Policy

MOTION: THE BOARD DIRECTS THAT MEMBERS WHO ARE CURRENTLY AUTHORIZED TO RENT THEIR UNITS SHALL PAY THE NEW SUB-LEASE FEE OF \$50.00 PER MONTH WITH EFFECT FROM JULY 1, 2013 AND BE GIVEN UNTIL AUGUST 31, 2013 TO COMPLY WITH MARYLAND'S LEAD RISK REDUCTION STANDARD FOR THEIR RENTAL UNITS.

Moved: Novinski

Seconded: Marcavitch

Carried 6-0-2

Marcavitch and Hess abstained.

8k. Request for a Contribution from Greenbelt Labor Day Festival Committee

MOTION: THE BOARD OF DIRECTORS APPROVES A DONATION IN THE AMOUNT OF \$250 TO THE GREENBELT LABOR DAY FESTIVAL COMMITTEE IN SUPPORT OF THE 2013 GREENBELT LABOR DAY FESTIVAL.

Moved: Novinski

Seconded: Hess

Carried 8-0

9. Items of Information

None discussed.

10. President

Ready announced that she appointed Mary Halbe to the Marketing Committee and read a thank you letter from former Audit Committee Chair Diane Wilkerson for her gift card. Ready also said June 27 will be the sitting date for the Board photograph.

11. Board Members

- Novinski asked why members aren't required by GHI to obtain HO-6 insurance. Ready responded that the member has responsibility over their personal belongings.
- Marcavitch wanted to know if board members can hold hours for members to chat. McFadden responded that former Board member Boswell and she used to meet with members at the New Deal café.
- James asked what happened to the Board photograph with him in it that is missing from the wall. Krob said she would research the matter. He also suggested having the Board photos digitally scanned and posted to the GHI website.
- Jones said the Marketing Committee is having a June 9 open house from 1:00 to 4:00 p.m.
- Cooley congratulated the new Board and asked about an ID card that can be worn in public.

12. Manager

Ralph gave Marcavitch a GHI Board handbook.

13. Staff

MOTION: TO RECESS TO EXECUTIVE SESSION FOR MEMBER COMPLAINT ISSUES.

Moved: Hess

Seconded: McFadden

Carried 8-0

The meeting recessed at 8:42 p.m.

Ed James
Secretary