

Minutes
Greenbelt Homes Inc.
Annual Membership Meeting - May 9, 2019

1. Issuance of Voting Cards: Voting cards were issued to members, starting at 7:00 p.m.
2. Proof of Due Notice of Meeting:

Secretary Ed James presented a receipt from the Greenbelt Post Office certifying that on April 25, 2019, 1,600 pieces of presorted first-class mail with postage prepaid totaling \$800.00 were delivered by Greenbelt Homes, Inc. to the Greenbelt facility. This documentation constitutes due notice of meeting in accordance with Article IV, Section 4 of the GHI Bylaws.

3. Certification of Presence of a Quorum:

President Steve Skolnik called the meeting to order at 7:30 p.m. Board Secretary Ed James announced that at 7:20 pm, 90 members had registered signifying that a quorum was present to conduct business.

4. Approval of Agenda:

Motion: I move approval of the agenda as presented.

Moved: Chuck Hess

42-D Ridge Road

Seconded: Jennifer Page

6-E Plateau Place

Carried

5. Action on Minutes

- 5a. Annual Membership Meeting - May 10, 2018.

Motion: Move to revise the minutes of May 10, 2018:

Moved: Ed James

56-D Crescent Road

Page 2 item 8 change “Jenny” to “Ginny”,

Page 3 item 10a motions: change “Failed” to “Amended and failed at a later vote”,

Under Amendment change “Failed” to “Carried”,

Motion as Amended in the moved section change “Bill Jones” to “Montrese Hamilton” and “15-D Ridge Road” to “33-J Ridge Road”, remove Seconded, change “Passed” to “Failed”, Move “Motion as Amended” to follow the “Motion to Call the Question”,

Page 4 Motion for Option ii for the vote result insert “Amended and carried by a later vote”,

Page 5 item 11b: sub-item ii under the Four \$25 gift certificates to the Co-op Supermarket add an “e” to “Jeanett” to make it “Jeanette”.

Moved: Ed James
56-D Crescent Road

Carried

Motion: Move approval of the Annual Membership Meeting Minutes of May 10, 2018 as revised.

Moved: Ed James
56-D Crescent Road

Carried

5b. Special Membership Meeting – August 6, 2018.

Motion: Move approval of the Special Membership Meeting Minutes of August 6, 2018, as submitted

Moved: Ed James
56-D Crescent Road

Carried

6. Reports of Officers, Directors, and Elected Committees:

President's report: Two questions were raised by members on the President's report.

7. Presentation of Candidates

Tom Jones, chair of the Nominations and Elections Committee, recognized the other members of N&E Committee: Alex Barnes, Theresa Henderson, Terry Kucera and Mary Salemme. He then thanked the Member Services staff for their assistance for helping with making sure that the election process runs smoothly and effectively. Tom introduced the three candidates running for one-year terms on the Audit Committee and the five candidates for Board of Directors for two-year terms. He then explained the procedures for voting for the candidates.

Tom introduced the 3 candidates running for Audit Committee in alphabetical order by last names to give a statement for 3 minutes in length.

Audit Committee Candidates:

Joyce Campbell, *Statement was presented by Tom Jones.*

Carol Griffith, *Statement was presented by Tom Jones.*

Lindsay McAndrew

Tom introduced the 5 candidates running for Board of Directors in alphabetical order by last names to give a statement for 3 minutes in length.

Board of Directors Candidates:

Chuck Hess

William Jones, *Statement was presented by Tom Jones.*

Sue Ready

Steve Skolnik

Anna Socrates

8. Nominations and Elections of the Nominations and Elections Committee

There are five open positions existing on the Nominations and Elections Committee and five members have consented to run: Tom Jones, Terry Kucera, Theresa Henderson, Mary Salemme and Alexander Barnes for one-year terms May 2019-May 2020.

Skolnik read from the Bylaws: Section VIII (b): “If the number of candidates is equal to or fewer than the number of open positions, then the election may be by acclamation”.

Skolnik stated “I hereby acclaim that candidates for Nominations and Elections Committee are elected”.

Skolnik recognized Eldon Ralph, General Manager, Tom Sporney, Assistant General Manager, Joe Perry, Director of Finance, Maesha McNeill, Human Resource Manager, Christine Gyemfi, Staff, Neron Adams-Escalera, and Monica Johnson, Staff. Skolnik also acknowledged City Councilmembers Ed Putens, Colin A. Byrd and Judith Davis, Mayor Pro-Tem. Skolnik then recognized the two Parliamentarians Wanda Sims and Patricia Pauley.

9. Old Business

Molly Lester, 6-M Hillside Road mentioned that last year the membership had established a formal policy to protect the GHI woodlands. She asked if the policy could be published on the GHI website along with the Annual Membership minutes.

10. New Business

10a. – Board Proposal to Amend the Bylaws: Article VIII. Section II. Expenditure of Funds and Contracts, Sub-section d.

The Board proposes that Article VIII, Section 11. Expenditure of Funds and Contracts, Subsection d. be amended by deleting words with the strikethrough effects and adding words with double-underline effects as follows:

- d. ~~The total outstanding amount required for multiyear contracts greater than \$40,000 per year and/or of a duration in excess of five years shall not exceed \$400,000, subject, however, to the following exceptions:~~

The total aggregate costs of the following multiyear contracts shall not exceed \$400,000 at any one time: (i) every outstanding multiyear contract costing more than \$40,000 per year, without regard to the total duration of the contract, and (ii) every outstanding multiyear contract costing \$40,000 or less per year, if such contract runs for a period of more than five years.

The \$400,000 aggregate limit shall not apply to the following contracts:

- I. Contracts for which the purpose and amount shall be approved at a membership meeting by a two-thirds vote;
- II. Contracts with respect to borrowing money, mortgages, and mortgage notes;
- III. Contracts relating to insurance with a one-year cancellation clause;
- IV. Contracts relating to assignments now or hereafter made by members of their Mutual Ownership Contracts;
- V. Contracts relating to matters connected with loans to members.

Motion: I move that the GHI membership amend GHI Bylaws, Article VIII, Section 11: Expenditure of Funds and Contracts, Subsection d. by removing the initial phrase and replacing it with the following phrase: “The total aggregate costs of the following multiyear contracts shall not exceed \$400,000 at any one time: (i) every outstanding multiyear contract costing more than \$40,000 per year, without regard to the total duration of the contract, and (ii) every outstanding multiyear contract costing \$40,000 or less per year, if such contract runs for a period of more than five years.

The \$400,000 aggregate limit shall not apply to the following contracts:”

Moved: Ed James

Carried

56-D Crescent Road

10b. – Member Outreach Committee Announcement re: The Recent Member Survey.

Daniel Seibert, 5-B Eastway thanked the membership for their participation in GHI 2019 Membership Survey. Mr. Seibert mentioned that 331 members completed the online survey, and 239 members completed the paper version of the survey for a grand total of 570 members which is 35% of the membership.

Mr. Seibert announced the three members who won the drawing to receive a one-time \$100 credit toward their Co-op fee:

1. Jessica O’Roark, 41-A Ridge Road
2. Darrell Russell, 9-G Laurel Hill Road
3. Julie Phelps, 3-A Eastway

10c. – Long Range Planning Committee Presentation re: Data Collected for the Committee’s Planning Activities.

Cynthia Newcomer and Rosanne Douglas with the Long-Range Planning Committee presented a PowerPoint outlining data collected for the committee’s planning of activities.

PowerPoint will be attached to the minutes.

10d. – Woodlands Committee Presentation re: Common Area Caretaker Program.

Lori Dominick reviewed the common area Caretaker Program.

PowerPoint will be attached to the minutes.

11. Good and Welfare

11a. Announcements:

Skolnik gave a correction to a statement, made by a Board member at a previous meeting, that there is strong protection against selling GHI lands because the Articles of Incorporation require a vote of 1,000 or more members to do so. That statement was incorrect; what is stated in the documents is that a vote of 1,000 or more members is required to dissolve the GHI cooperative. Members may be assured, however, that there is no intention, either present or future, to sell any of GHI's land assets.

Chuck Hess, 42-D Ridge Road mentioned at the last board meeting the board voted favorably on a action that the Buildings Committee had suggested, next year is year five of HIP. Next year all members will have the opportunity to get the Optional Items to be done in year five.

Sylvia Lewis, 2-C Gardenway asked if someone chooses to do that, will the rebate be offered to them.

Lola Skolnik, 8-A Ridge Road, Chair of Architectural Review Committee mentioned "Forever Homes" program. She stated that more information can be found on the GHI website.

Flyer will be attached to the minutes.

11b. Door Prizes:

i. Three \$100 gift certificates toward GHI co-op fee:

Millicent Allenby, 4-A Hillside Road
Lori Dominick, 19-M Hillside Road
Sarah Peterson, 59-F Ridge Road

ii. Four \$25 gift certificates to Co-op Supermarket:

Terry Henderson, 1-H Laurel Hill Road
Kathleen Anderson, 7-Q Research Road
Catherine Janis, 2-K Research Road
Aaron Marcavitch, 13-F Ridge Road

iii. Five \$20 gift certificates to the New Deal Café:

John Schmit, 11-K Ridge Road
Douglas Johnson, 4-K Ridge Road
Elizabeth Fairey, 17-J Ridge Road
Joe Murray, 9-F Ridge Road
Beverly Conner, 7-G Southway

12. Recess

Recess for voting.

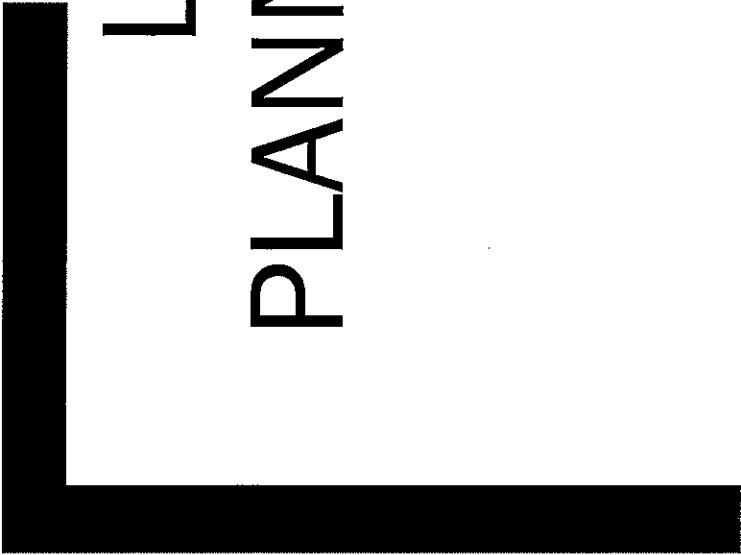
Moved: Chuck Hess
42-D Ridge Road

Seconded: Aaron Marcavitch
13-F Ridge Road

Carried

The meeting recessed at 8:56 p.m.

Ed James
Secretary



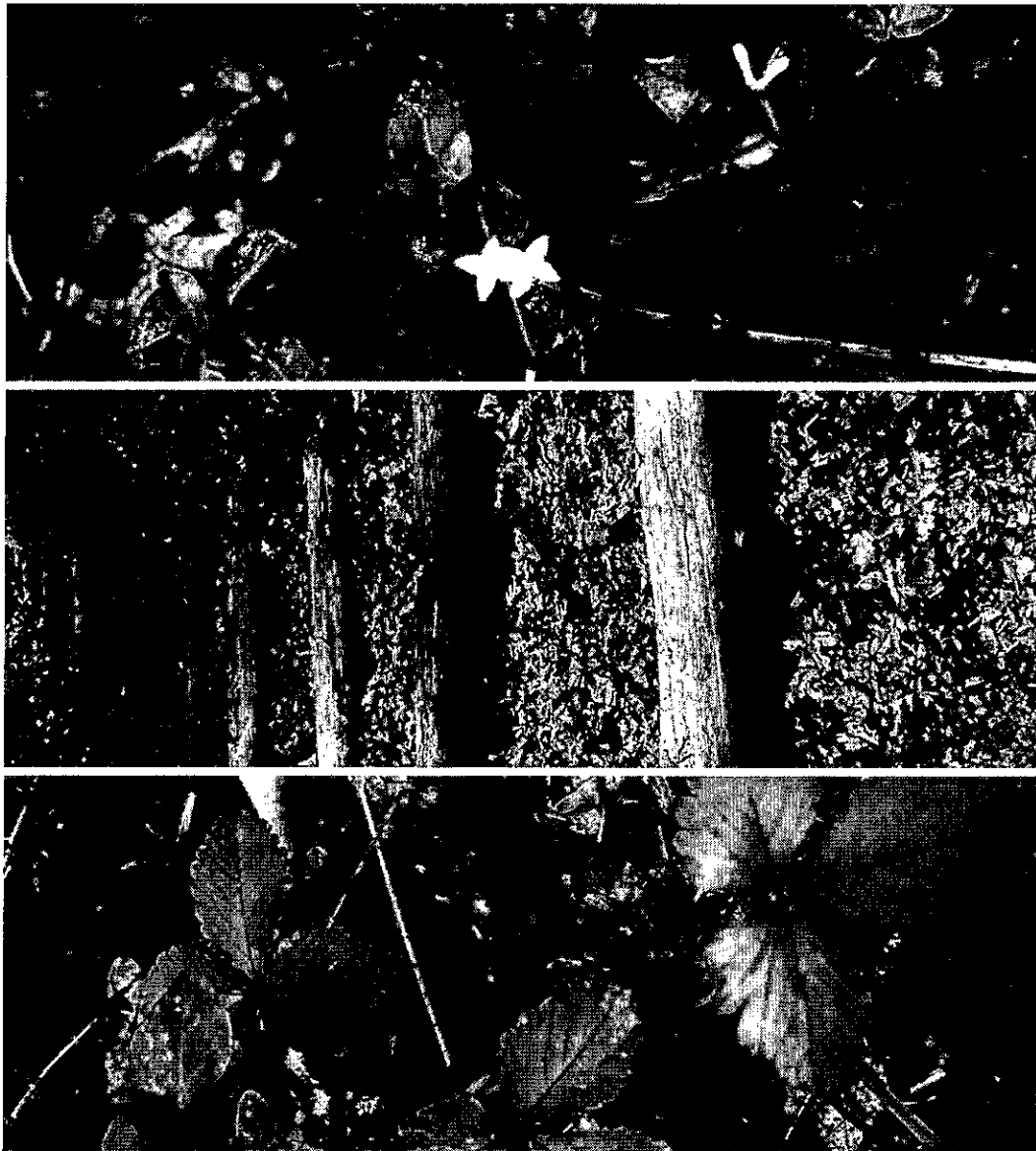
LONG RANGE PLANNING COMMITTEE UPDATE

GHI Annual Meeting
11 May 2019



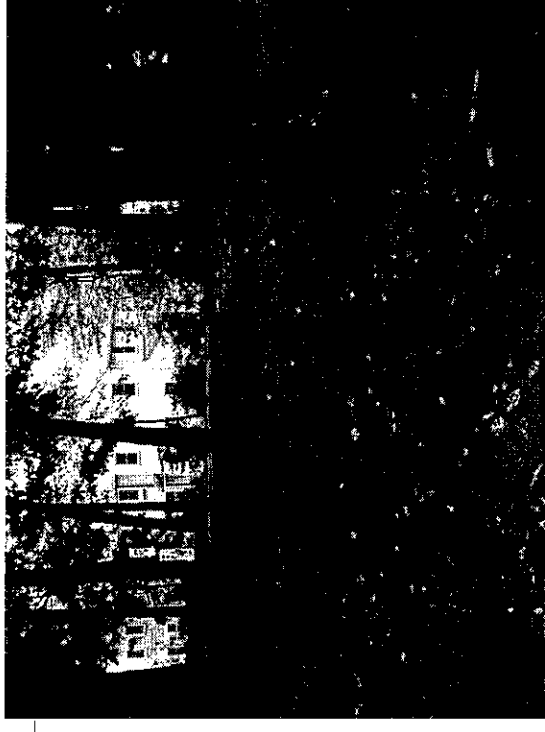
Woodlands and Greenspace Caretakers

Woodlands Committee





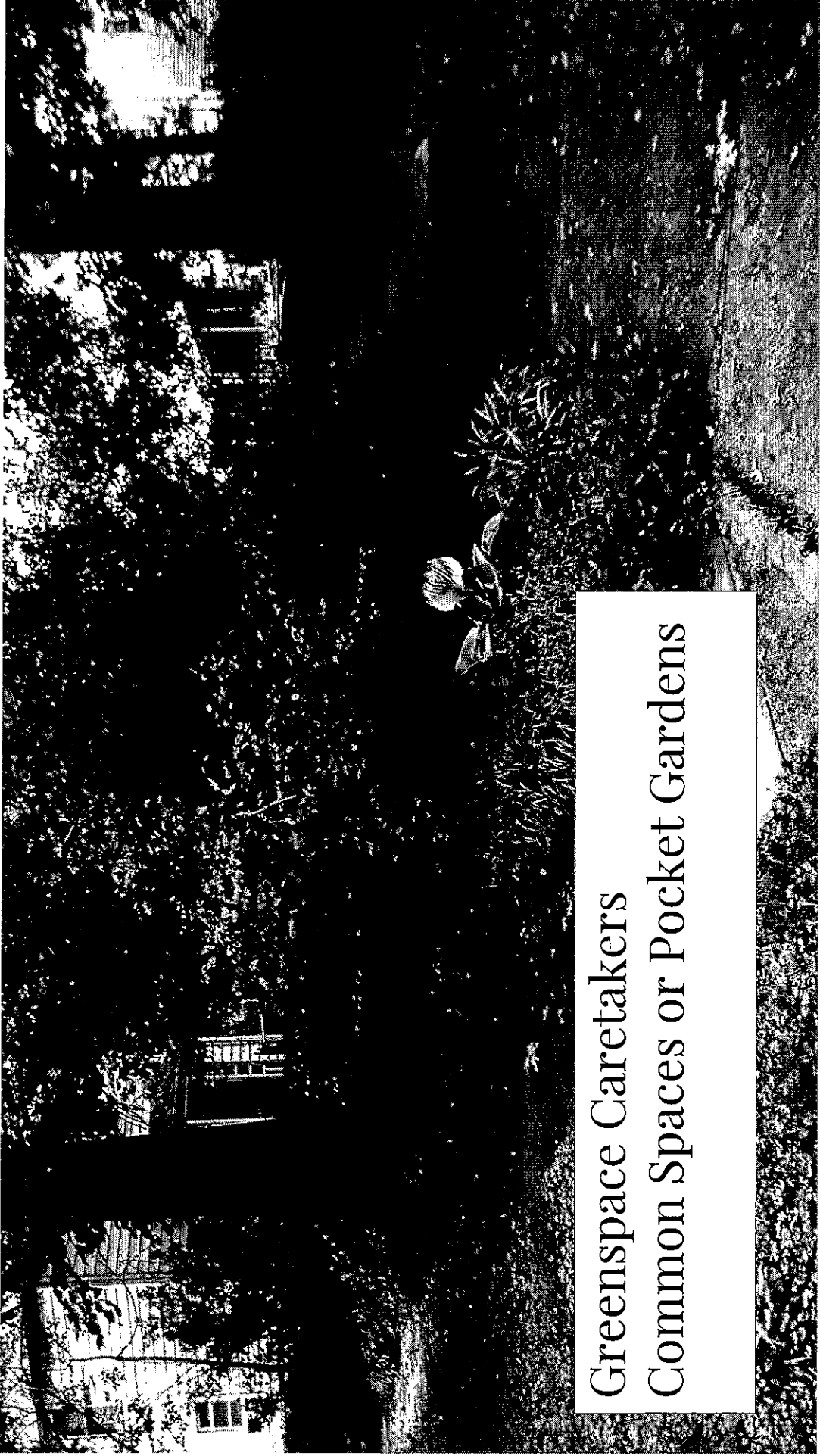
- Do you have a favorite trail in GHI that might need a little attention?
- Do you have a favorite common space, rain garden or pocket garden that might need a little sprucing up?
- Do you want to help, but don't know how?



Woodlands Caretakers

- Trail or Trail Section
- Parcel or Part of a Parcel
 - Removing Litter
 - Cutting back brush
 - Improving the trail tread
 - Removing invasive species

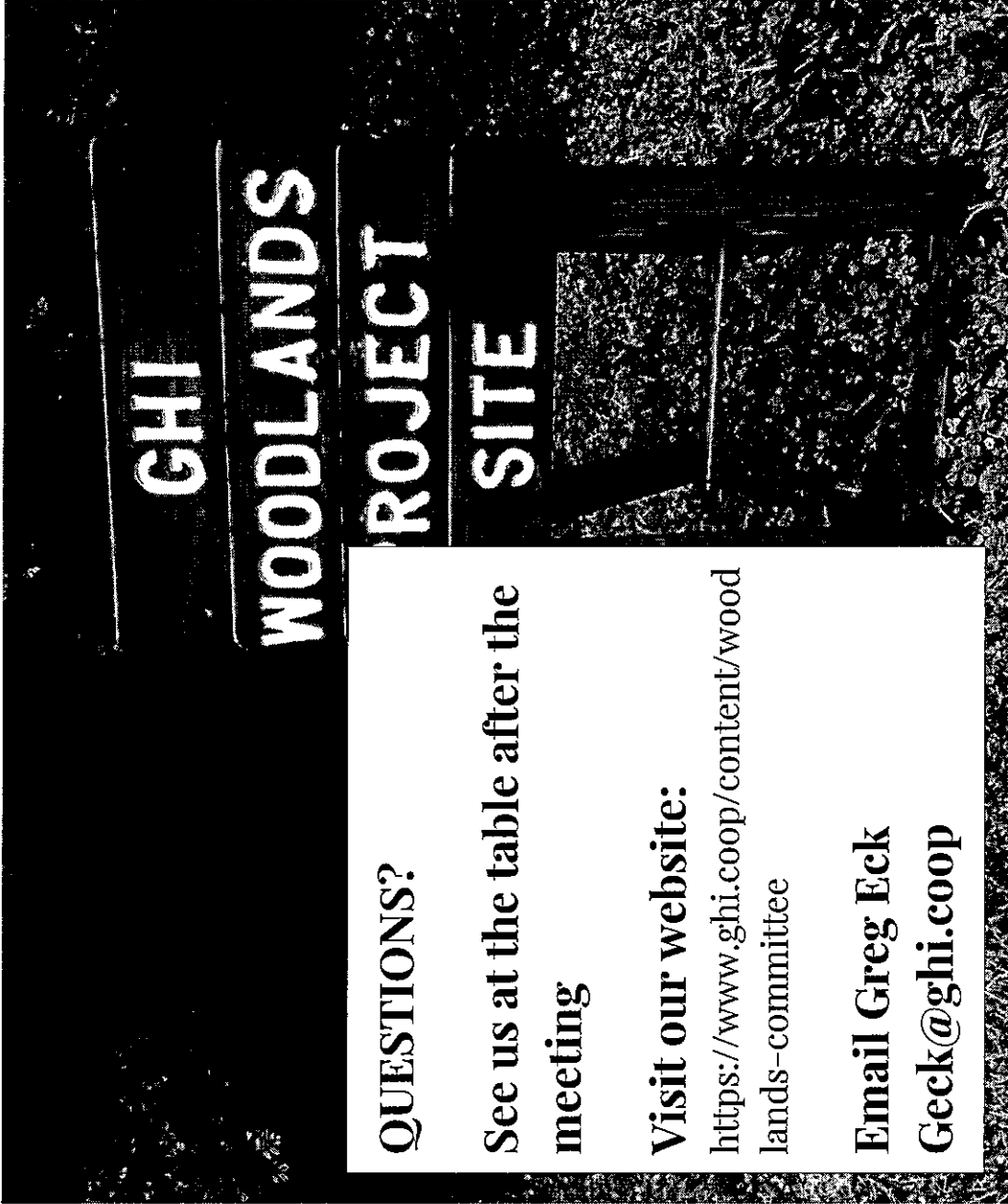




Greenspace Caretakers
Common Spaces or Pocket Gardens



Rain Gardens - 20 Ridge, 33 Ridge and 6 Plateau Place



**GHI
WOODLANDS
PROJECT
SITE**

QUESTIONS?

**See us at the table after the
meeting**

Visit our website:

<https://www.ghi.coop/content/woodlands-committee>

**Email Greg Eck
Geck@ghi.coop**



What We Will Do

Long Range Planning Committee (LRPC) Purpose:

To make recommendations on any issues affecting GHI's ability to continue providing affordable, high-quality housing for its members, along with offering any new facilities, services, or benefits the membership may approve

How We Will Get There

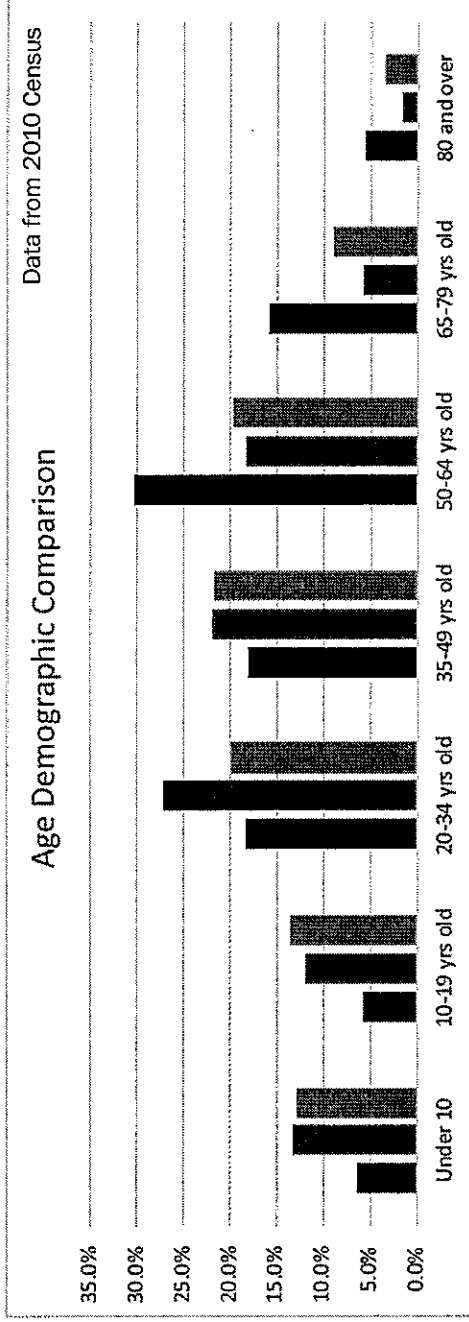
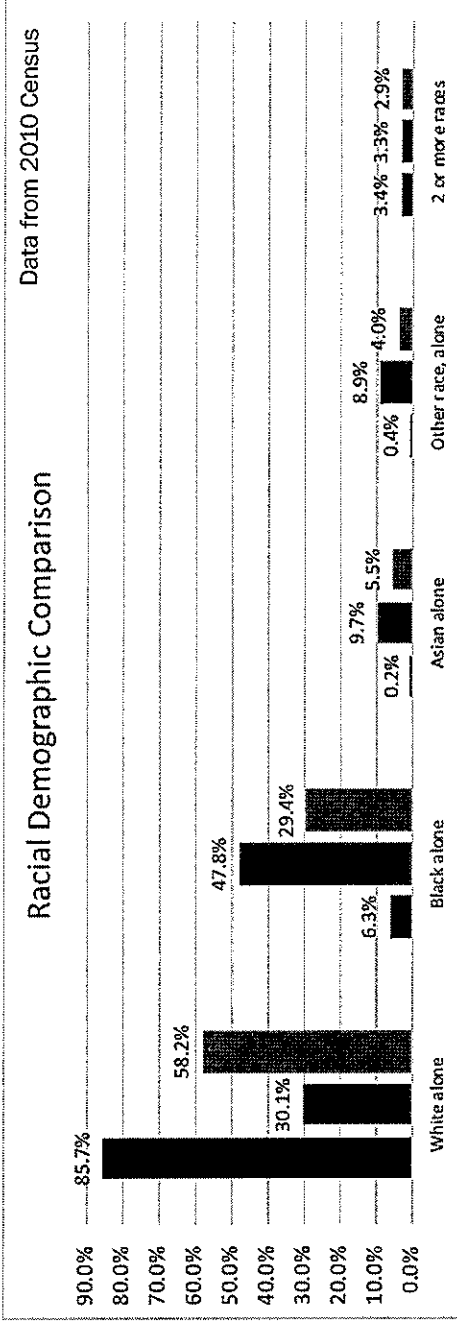
- Discovery and Analysis
- Setting Goals and Objectives
- Writing the Plan
- Implementation and Ongoing Evaluation

Who We Are

GHI

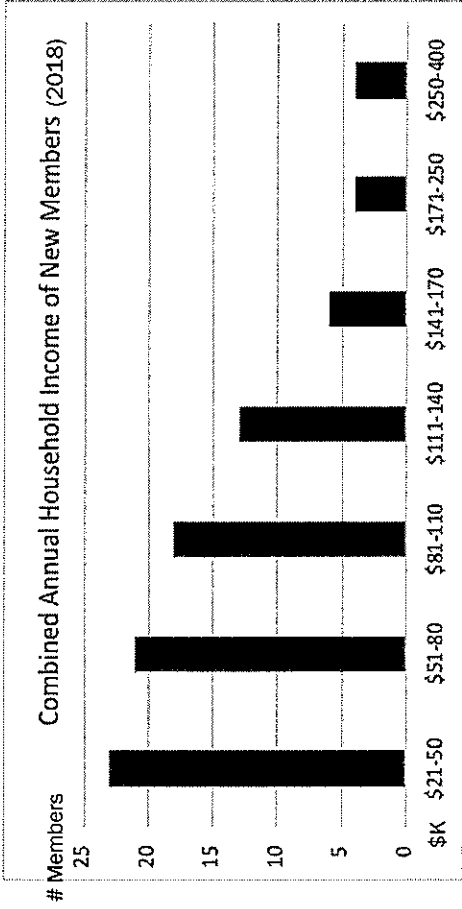
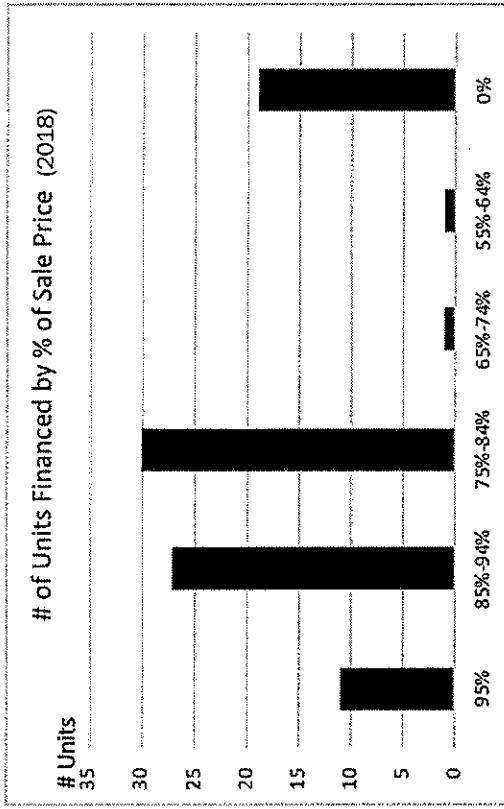
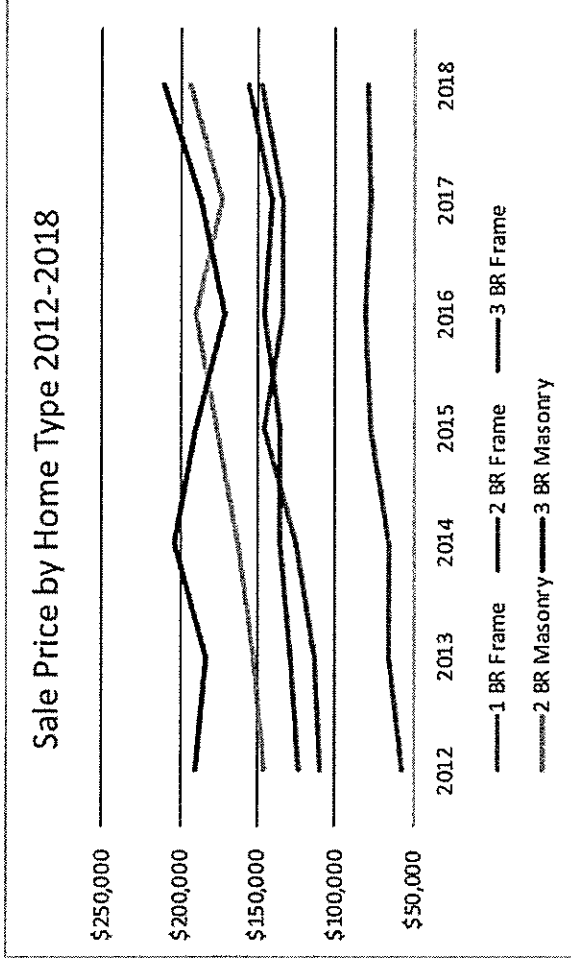
City of
Greenbelt

State of
MD

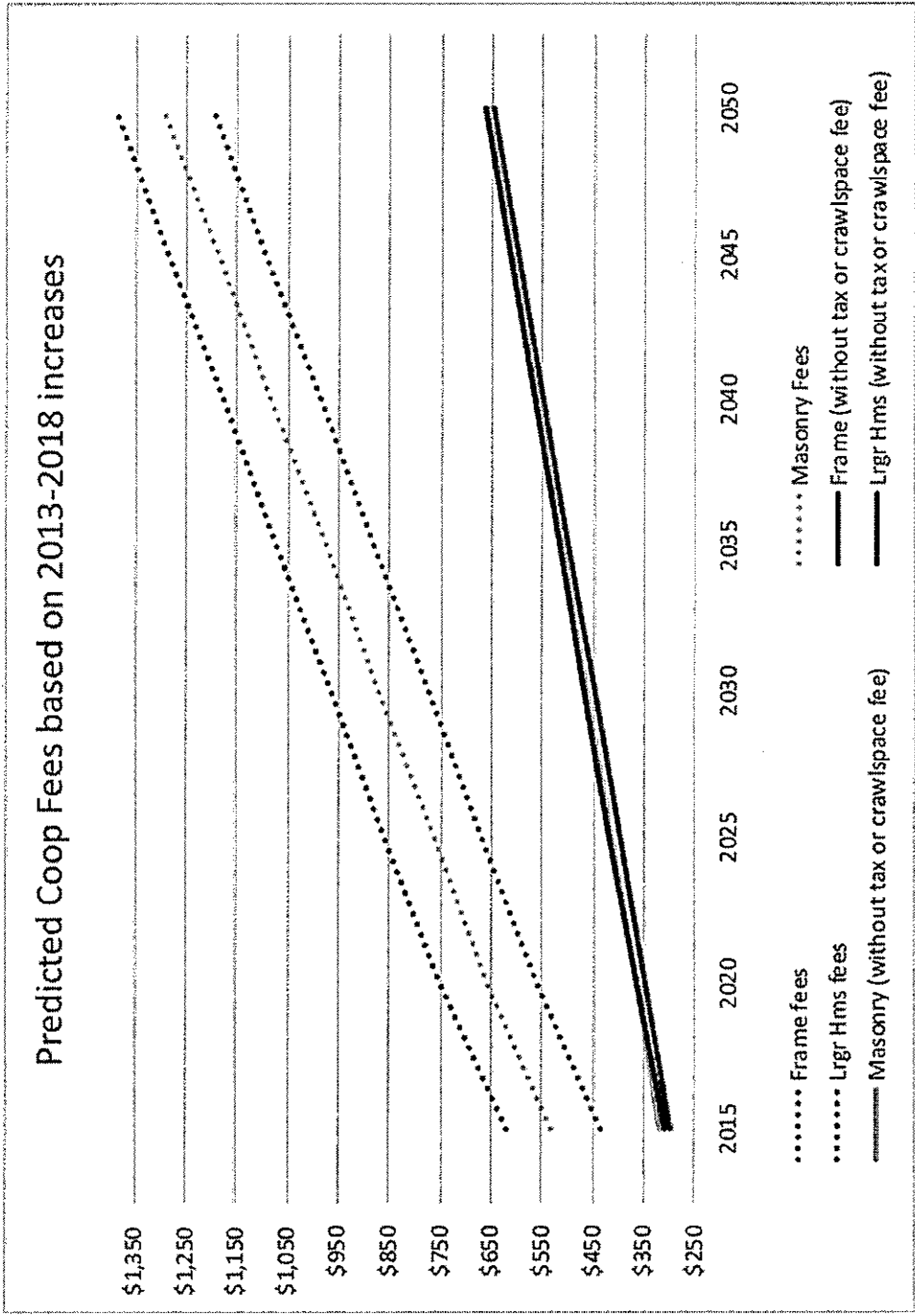


Value of Our Homes & New Member Demographics

Understanding trends in sales, financing, and new members will help to ensure the cooperative is a viable choice for home-buyers over the long-term future



What We Pay

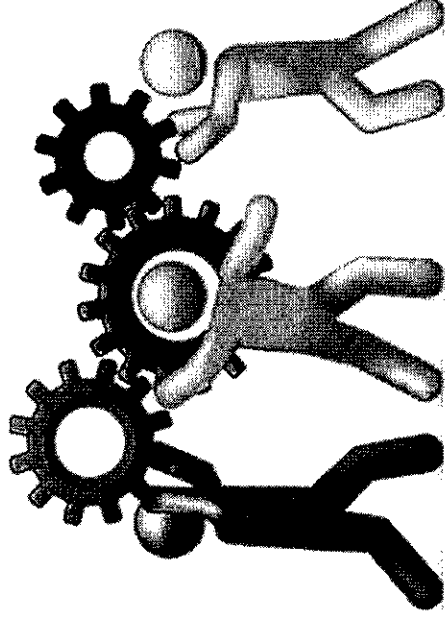


What We're Looking At

- Fee Trends
- Sales Trends
- Physical Stock
- Legislative Issues
- Analysis of Strengths, Challenges, and Opportunities
(Internally and Externally)
- Member Input

How You Can Help!

- Data Analysis
- Research
- Member Outreach
- Planning
- Writing
- Business/Entrepreneurial





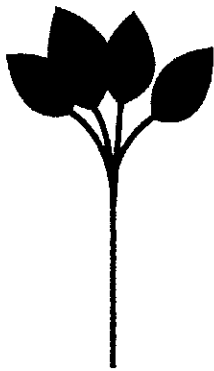
FOREVER Homes

Making your GHI home your Forever Home

A Forever Home allows people to live in one house through changing life stages.

Have you modified your GHI home to accommodate your changing needs?

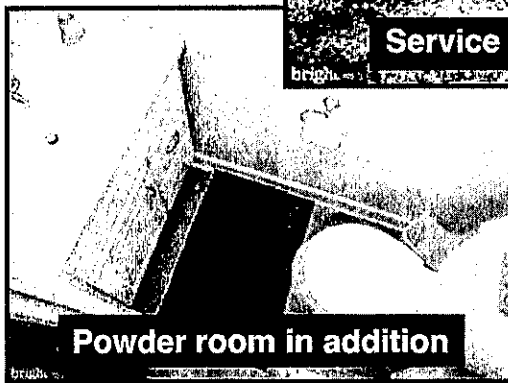
The Architectural Review Committee (ARC) would like to compile and share with GHI members descriptions, floor plans, photos, sketches, etc. of adaptations members have made. An archive of these ideas will be created and available to all members. Contributing members' privacy will be maintained.



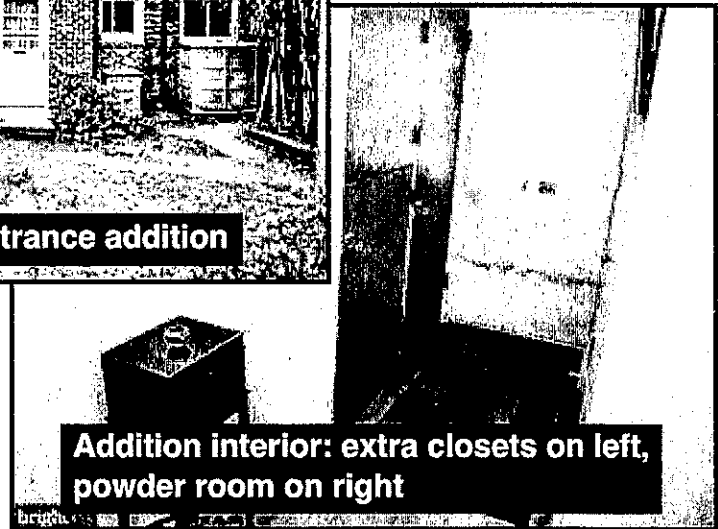
Two bedroom brick home with 9 ft x 7 ft addition



Service side entrance addition



Powder room in addition



Addition interior: extra closets on left, powder room on right

Photo credit: Chelsea Spear with Caprika Realty

Please contact **Patricia Novinski** at **301.982.4488** or at **novinskip@aol.com** to find out how you can be involved.