

Minutes
Board of Directors
Greenbelt Homes, Inc.
Special Meeting - July 13, 2006

Present: Morse, Hudson, Eichhorst, Lewis, Alpers, McFadden, and Moore

Excused Absence: Lauber

Others in Attendance: Gretchen Overdurff, General Manager
Joan Krob, Director of Member Services (*Recording Secretary*)
Eldon Ralph, Director of Physical Plant Operations
Stephen Ruckman, Director of Finance
Diane Wilkerson, Audit Committee
Michael Iacangelo, Audit Committee

President Eichhorst called the meeting to order at 7:02 p.m. Director Alpers was appointed acting secretary.

1. Agenda

MOTION: TO APPROVE THE AGENDA.

Moved: Hudson

Seconded: Moore

Carried

2. Contract for Repairs of 2A Eastway – 2nd Reading

Earlier this year, GHI terminated the membership of the member at 2A Eastway for default on his financial obligations to the Cooperative. There is enough equity in the unit to cover all financial obligations to GHI. GHI proposes to repair the unit to bring it to resale standards. Subsequently, it will be sold; GHI will recover the debts owed to the co-op and the remaining funds will be provided to the former member.

Because of the work involved to bring the unit into compliance with GHI resale standards, this project was bid to contractors. Following is a comparison of the bids received to complete the work:

Name of Contractor	Base Price
Gehring Construction Co	\$24,365.00
Wisler Construction LLC	\$33,711.00
Warring Builders	\$18,020.00

Upon evaluation of the bids, staff recommends awarding a contract to the low bidder – Warring Builders, with an extra 10% to cover any unforeseen contingencies.

The Board was provided with the results of the Board poll taken on June 30th for first reading and formalization at this meeting. Director Morse suggested that action be

delayed until the Board receives the report from the Audit Committee. There was consensus that the report would have no bearing on GHI moving forward.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO SIGN A CONTRACT WITH WARRING BUILDERS TO RENOVATE 2A EASTWAY AS DIRECTED BY GREENBELT HOMES, INC. AT A COST NOT TO EXCEED \$19,822.00.

Moved: Hudson

Seconded: Moore

Carried

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR SECOND READING AND FINAL PASSAGE TO SIGN A CONTRACT WITH WARRING BUILDERS TO RENOVATE 2A EASTWAY AS DIRECTED BY GREENBELT HOMES, INC. AT A COST NOT TO EXCEED \$19,822.00.

Moved: Lewis

Seconded: Moore

Carried

2. Contract for Sewer Piping Repairs at 2G/H Westway

During the year 2000, sewer backups occurred within 2G and 2H Westway. Maintenance staff cleared tree roots from the lateral sewer piping to relieve the back-ups. During the past year, sewer back-ups re-occurred within both units. Maintenance Staff utilized a video camera to diagnose the problem. The inspection revealed that tree roots are penetrating the pipes through several joints and blocking the flow of sewage. It is necessary to repair 58' of 4" piping connecting the units to a main sewer line that is located in the middle of the serviceside yards of units 2A-D Westway. A Pepco utility pole sits directly above the lateral piping that needs to be repaired.

Bids were obtained for repairing the piping using two methods:

- a. Replacement of the lateral piping using the conventional trenching method - This method will also involve an additional cost of \$ 2,100.00 for Pepco to brace the electrical pole above the piping and an estimated cost of \$1,200.00 for yard restorations including replacement of damaged sidewalks.
- b. Lining the interior of the lateral piping with an epoxy coating – Ace Duraflow employs this trenchless technology. It involves installing a seamless liner that molds to the host pipe, eliminating joints and root intrusions. Attachment No. 2 briefly describes this method. GHI has not previously used this technology. However, its use at 2G/H Westway will eliminate the need to involve Pepco in bracing the electrical pole and avoid yard restoration work in 3 yards. It should be noted that GHI employed Ace Duraflow in 2004 to install an epoxy coating in the water supply piping for 62A&B Crescent. Their work was highly professional and to date, the plumbing system is working satisfactorily.

Based on the bids received, the respective costs for repairing the piping at 2G/H Westway are as follows:

Contractor	Method	Contractor Cost	Pepco Cost	Yard Restoration Cost	Total Cost
J&M Utilities	Pipe replacement	\$9,057.00	\$2,100.00	\$1,200.00	\$12,357.00
Roto Rooter	Pipe replacement	\$9,258.60	\$2,100.00	\$1,200.00	\$12,558.60
Magnolia	Pipe replacement	\$17,926.00	\$2,100.00	\$1,200.00	\$21,226.00
Chesapeake Restoration - Ace Duraflow	Pipe Lining	\$8,640.00	-	-	\$8,640.00

Staff recommends that GHI enter into a contract for lining the lateral sewer piping at 2G/H Westway, with an allowance of 10% to cover any contingencies that might arise.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO ENTER INTO A CONTRACT WITH CHESAPEAKE PIPE RESTORATION - ACE DURAFLOW TO REPAIR THE LATERAL SEWER PIPE FOR 2 G/H WESTWAY BY INSTALLING AN EPOXY LINING AT A COST NOT TO EXCEED \$9,500.00.

Moved: Alpers

Seconded: Lewis

Carried

3. Common Interest Task Force

In January of 2005, Senate Bill 229 was approved whereby the Task Force on Common Ownership Communities was established. The purpose of the Task Force was to study and report to the Governor and General Assembly information regarding six topics: 1) the education and training needs of common ownership community boards and owners; 2) alternative dispute resolution services for common ownership communities; 3) the desirability of adopting provisions of the Uniform Common Interest Ownership Act; 4) issues facing aging communities; 5) issues relating to the collection of assessments; and 6) issues relating to the resale of homes and common ownership. The Task Force is to complete its work by December of this year. The final two hearings for public comment are scheduled for Thursday, July 20th in Frederick, Maryland and on Tuesday, July 25th in Baltimore.

GHI has been asked for its participation in recommending any legislation that would affect housing cooperatives on any of the six study areas. General Manager Overdurff stated that she researched the meeting minutes and it appears that there has been little or no discussion on matters that would specifically affect housing cooperatives. Most of the legislation recommended pertains to condominiums. Only HB1166 would appear to be of interest to housing cooperatives. This bill allows condos and coops to represent themselves before boards and commissions of the State without the use of an attorney. It has gone through the first reading; the outcome is not known at this time. A total of 13 bills were submitted. In communicating with Doug Kleine, Executive Director of the National Association of Housing Cooperatives (NAHC) to see if NAHC has had any involvement with this endeavor, Overdurff was told that they have not, as the regional association has not requested NAHC's involvement.

Overdurff brought the topic to the Board for discussion and to provide an opportunity to suggest any areas where the Board feels legislation should be considered that would favorably impact housing cooperatives. One such topic might be reverse mortgages. Overdurff stated that she has read the discussion led by Mr. Richard Enten who represents the mortgage banking industry. However, there was no mention of this topic. Since the final report is due in December, it may be too late to introduce new study topics or to suggest areas for draft legislation, particularly since no other housing cooperatives have offered input. Overdurff stated she would be willing to attend the hearing in Baltimore on July 25th for the purpose of listening to discussion and reporting back to the Board.

CONSENSUS: THAT GHI NOT PURSUE THE TOPICS UNDER STUDY BY THE COMMON INTEREST TASK FORCE.

4. Membership Applications

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

- NICHOLAS J. ZANIN AND VANESSA E. XANIN
- DAVID C. RINGLER
- IRENE H. VASILOPULOS AND ROGER KINGSLEY
- RAYLENE HARRIS, RACHEL STONE AND RAY HARRIS
-

Moved: Hudson

Seconded: Lewis

Carried

MOTION: TO ADJOURN.

Moved: Lewis

Seconded: Alpers

Carried

The meeting adjourned at 7:20 p.m.

Sheila Alpers
Acting Secretary