

Minutes
GHI BOARD OF DIRECTORS
July 25, 2013

Present: DeBernardo, Hess, James, Jones, Marcavitch, McFadden, Ready and Skolnik

Excused Absence: Novinski

Others in Attendance:

General Manager Eldon Ralph
Brenda Lewis, Director of Human
Resources

Joe Perry, Director of Finance
Joan Krob, Director of Member Services
Ben Fischler, Audit Committee

Debbie Cooley, Audit Committee Chair
Kris White
Eric Zhang, photographer
Elizabeth Werlwas
Altoria Ross, Recording Secretary

President Ready called the meeting to order at 7:32 p.m.

1. Approval of Agenda

Ready added to the agenda 6e. Meeting Schedule for August to November 2013.

MOTION: TO APPROVE THE AGENDA AS REVISED.

Moved: Hess

Seconded: Skolnik

Carried 8-0

2. Visitors and Members

Ready welcomed visitors and members. No members or visitors addressed the Board.

3. Approval of Membership Applications

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

- **MAYA ROBINSON, SOLE OWNER.**
- **MEGAN NEWKIRK, SOLE OWNER.**
- **THUONG VO, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 8-0

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

- **MARC J. SEIDEN, MAGDALENA A. SCARATO, IS CHANGED TO MARC J. SEIDEN, MAGDALENA A. SCARATO, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Hess

Carried 8-0

4. Committee Reports - None

5. Consent Agenda**MOTION: TO ACCEPT THE CONSENT AGENDA.**

Moved: Hess

Seconded: James

Carried 8-0

6a. Approval of Minutes: June 25, 2013 Special Meeting**APPROVED BY CONSENT: THE BOARD OF DIRECTORS APPROVES THE MINTUES FROM THE JUNE 25, 2013 GHI SPECIAL MEETING.**6b. Yard Line Certifications: 13E-H Hillside Road

With the absences of Patricia Novinski, Board Liaison to the Yard Line Committee, and Tom Sporney, Director of Technical Services, the yard line certifications would be delayed for a subsequent meeting.

APPROVED BY CONSENT: TO DEFER THE DISCUSSIONS OF THE YARD LINE CERTIFICATIONS FOR 13E-H HILLSIDE ROAD.6c. Review GHI's Disaster Preparedness Plan**MOTION: THE BOARD ACCEPTS THE DISASTER PREPAREDNESS PLAN THAT WAS PREPARED BY STAFF.**

Moved: Hess

Seconded: Marcavitch

Carried 8-0

6d. Review Current Benefits for GHI Employees

Brenda Lewis, Director of Human Resources, presented a benefits survey comparing GHI package with that of the City of Greenbelt and the University of Maryland.

6e. Meeting Schedule for August to November 2013

Thurs., Aug 8 th	Regular Meeting	Executive session at 7:00 p.m. Open session at 7:30 p.m.
Thurs., Aug 22 nd	Regular Meeting	Executive session at 7:00 p.m. Open session at 7:30 to 8:00 p.m.
	Work Session	The Board and Finance Committee will discuss major 2014 budget items. Begins at 8:00 p.m.
Thurs., Aug 29 th	Work Session	Design Management Associates plans to present its Replacement Reserve Study report to the Board and Finance Committee. Begins at 7:00 p.m.
Thurs., Sept 5 th	Work Session	Executive session at 7:00 p.m. Open session at 7:30 p.m.
Thurs., Sept 19 th	Regular Meeting	Executive session at 7:00 p.m. Open session at 7:30 p.m.
Thurs., Oct 3 rd	Regular Meeting	Executive session at 7:00 p.m. Open session at 7:30 p.m.
Thurs., Oct. 10 th	Regular Meeting	The Board and Finance Committee will review a 1 st draft of the 2014 budget from 7:00 to 8:00 p.m.
Thurs., Oct. 17 th	Regular Meeting	Executive session at 7:00 p.m. Open session at 7:30 p.m.
Thurs., Nov. 7	Regular Meeting	Executive session at 7:00 p.m. Open session at 7:30 p.m. The 1 st reading of the 2014 budget will occur at this meeting.

Thurs., Nov. 21 st	Regular Meeting	Executive session at 7:00 p.m. Open session at 7:30 p.m. The 2 nd reading of the 2014 budget will occur at this meeting.
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APPROVED BY CONSENT: THE BOARD OF DIRECTORS ACCEPTED THE REVISED CALENDAR AS PRESENTED.

7. Items of Information

The president mentioned a proposal from the member at 2D Eastway in her report below.

8. President

Ready said she had received a proposal from Ms. Nancy Corley of 2D Eastway regarding modifying her unit to a handicapped accessible cottage. Ms. Corley is selling her unit. Ms. Corley would like to attend a Board meeting to make a presentation.

Ready also mentioned the October annual conference of the National Association of Housing Cooperatives will be held in Seattle. She said GHI hadn't received a course listing yet.

9. Board Members

- Skolnik said Strong Homes met on Saturday. He said he discovered what Groundswell is but that the entity couldn't offer anything to GHI.
- Cooley asked about the effects of the rain tax.

10. Manager

Ralph said the Chris Schuman complaints made at the July 11 Board meeting about the underground utility project were largely unfounded.

11. Staff

Brenda Lewis announced the August 1staff picnic and invited the Board.

MOTION: TO RECESS TO EXECUTIVE SESSION FOR MEMBERS ISSUES.

Moved: Hess

Seconded: Marcavitch

Carried 8-0

The meeting recessed at 8:43 p.m. for continuation of the executive session.

Ed James
Secretary