

DRAFT Minutes
Board of Directors
Greenbelt Homes, Inc.
Special Meeting – August 17, 2006

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

Excused Absence: Hudson

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
Marat Moore, Audit Committee
Sue Ready
William Jones
Maria Silvia Miller

President Eichhorst called the meeting to order at 6:30 p.m.

1. Agenda

There were no membership applications submitted for approval; this item was removed from the agenda.

MOTION: TO APPROVE THE AGENDA AS REVISED.

Moved: Lewis

Seconded: Moore

Carried

2. 2006 Underground Utility Auxiliary Repair Contract – 1st Reading

Recently, the Physical Plant Operations' staff investigated problems that were reported by members concerning backups within their units or flooding in their yards. Maintenance personnel utilized GHI's video camera equipment to diagnose the problems and discovered fractures in the underground terra cotta piping caused in the main part by the tree root infiltration and rupture due to soil pressures.

The sites are:

23C-D Ridge 13' storm lateral replacement & 9' new inline drain

62C-D Ridge 25' sewer lateral & cleanout replacement

These repairs will be funded from the Replacement Reserves fund.

On 1Aug06, staff formally solicited bids from three (3) contractors who have worked on GHI projects of this nature. On 7Aug, GHI received bids from these contractors.

COMPANY	23C-D Ridge Rd	62C-D Ridge Rd	Total
J & M Utilities	\$7,726.00	\$5,960.00	\$13,686.00
B & P Utilities, Inc.	\$8,250.00	\$6,450.00	\$14,700.00
Magnolia Plumbing, Inc.	\$3,800.00	\$5,300.00	\$9,100.00

Magnolia Plumbing has worked with GHI on recent projects. Based upon its record of reliability, staff recommends that the Board of Directors endorse Magnolia Plumbing, Inc. for performing the Auxiliary Underground Utility Repairs at the cited locations for the amount of its bid, with an additional 10 percent to cover contingencies.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH MAGNOLIA PLUMBING, INC., FOR THE REPAIRS OF UNDERGROUND SANITARY SEWAGE AND STORM DRAIN UTILITIES AT 23C-D RIDGE AND 62C-D RIDGE FOR AN AMOUNT NOT TO EXCEED \$10,010.

Moved: Moore

Seconded: Lewis

Carried

Director McFadden arrived at this time (6:38 p.m.) President Eichhorst suggested recessing the meeting and reconvening after the scheduled Board and Finance Committee work session on the 2007 budget.

MOTION: TO RECESS.

Moved: Moore

Seconded: Lewis

Carried

The meeting recessed at 6:39 p.m. and reconvened at 8:50 p.m. With no further business on the agenda, a motion for adjournment was called.

MOTION: TO ADJOURN.

Moved: Moore

Seconded: Lewis

Carried

The meeting adjourned at 8:51 p.m.

Dorothy Lauber
Secretary