

Minutes
GHI BOARD OF DIRECTORS
August 20, 2015

Board Members Present: DeBernardo, Hess, James, Jones, Marcavitch, McFadden, Novinski, and Ready

Excused Absence: Skolnik

Others in Attendance:

Eldon Ralph, General Manager	Bruce Mangum, Contract Processing
Joe Perry, Director of Finance	Paul Kapfer, Audit Committee
Tom Sporney, Director of Homes Improvement Program	Stephen Holland
Bijan Khorsand, Director of Technical Services	Anna Socrates
Joan Krob, Director of Member Services	Grey Nearing
Maesha McNeill, Director of Human Resources	Phillip Payette
	Kim Kweder
	Altoria Ross, Recording Secretary

Vice President Ready called the meeting to order at 7:30 p.m.

1. Approval of Agenda

Motion: To approve the agenda.

Moved: Hess

Seconded: James

Carried 8-0

2. Report on Executive Session

Ready said the Board approved minutes for a July 23 executive meeting, reviewed the financial delinquency report, and received updates on three member complaints.

3. Visitors and Members

Ready welcomed visitors and members. None present wished to address an item not already on the agenda.

4. Approval of Membership Applications

Motion: That the following members are accepted into the cooperative and membership is afforded them at the time of settlement:

- **Gerald Holmes, Millicent Allenby, Tenants by the Entirety;**
- **Mary K. Bruzzese, Sole Owner;**
- **Mark Cheater, Jennifer Laemmer, Joint Tenants;**
- **Timothy D. Uher, Sole Owner;**
- **Monica Y. Deckers, Sole Owner;**
- **Patience L. Robbins, Joseph A. Robbins, Tenants by the Entirety.**

Moved: James

Seconded: Hess

Carried 8-0

Motion: That the Board of Directors approves the following Mutual Ownership Contract change:

- **Jennifer E. Lee, Sole Owner of changed to Jennifer E. Lee, Sarah E. O'Brien, Tenants by the Entirety.**

Moved: James

Seconded: Hess

Carried 8-0

5. Committee Reports

James said that on the Woodlands Committee:

- Removed invasives at 60 Court Ridge Road on July 18.
- Will remove bamboo and poison ivy from a pathway behind 65 Ridge on August 22;
- Plans an outreach at the farmers' market on August 30; and
- Will conduct a plant swap at 2 p.m. on September 30.

He also said the committee's taskforce has completed the survey for Pepco's vegetation management program.

6. Consent Agenda

None.

7a. Approval of Minutes: July 23, 2015

MOTION: The Board of Directors does approve the minutes for the July 23, 2015 meeting.

Moved: James

Seconded: Hess

Carried 8-0

7b. Exception Request to Allow Removal of Four Pine Trees at 8F Plateau Place

In July 2015, Technical Services staff received a permit request for installation of a patio in the garden side yard of 8F Plateau Place. The work involves removal of four existing pine trees. Staff referred this issue to the Architectural Review Committee and after review ARC recommended 5-0 that the Board of Directors grant an exception by allowing the members at 8F Plateau Place to remove the four pine trees.

Motion: The Board of Directors does authorize the removal of four pine trees in the gardenside yard of 8F Plateau Place to facilitate the installation of a brick patio by the members of the unit and stipulates that GHI's tree maintenance contractor shall remove the trees at the members' expense.

Moved: Marcavitch

Seconded: James

Carried 8-0

7c. Maintenance Agreement for Trimming/Mowing City of Greenbelt Playgrounds

The City of Greenbelt signed a 3-year agreement with GHI in 2005 to mow and trim 12 City playgrounds. The agreement was renewed in 2008, and 2011. The three-year agreement signed in Minutes, GHI Board of Directors-August 20, 2015

2011 ended in December 2014. GHI's charges for this service from 2008 to 2014 were as follows:

2008	\$5,490
2009	\$5,490
2010	\$5,600
2011	\$5,600
2012	\$5,600
2013	\$5,600
2014	\$5,700

At the end of 2014, GHI entered into a new contract with the contractor who provides mowing and trimming services to the City playgrounds as well as all GHI common areas. The contractor increased its charges by 2% to a \$41,416.08 for 2015 with no increase in 2016.

Staff contacted the City Manager who stated that the City would be amenable to a new agreement for mowing the 12 City playgrounds in 2015 and 2016 at a cost of \$5815 per annum. The proposed charge of \$5815 reflects a 2% increase in 2015, over the 2014 charge of \$5,700 with no further increase in 2016.

Staff recommends that GHI enter into a two-year agreement with the City of Greenbelt to mow and trim twelve City playgrounds at a cost of \$5,815 per annum during 2015 and 2016.

Motion: The Board of Directors authorizes the Manager to enter into an agreement with the City of Greenbelt, whereby GHI would provide services to mow and trim twelve City playgrounds during 2015 and 2016, and charge the City of Greenbelt \$5815 per annum to provide such services.

Moved: Hess

Seconded: McFadden

Carried 8-0

8. Items of Information

Items of information included the Committee Task List and the Monthly GHI and City Calendars.

9. Vice President

Ready said she hoped Skolnik is enjoying Ireland and will be back the next meeting.

10. Board Members

- Marcavitch – Spoke with a typographer to get ideas on the original fonts of the cooperative. He said they may cost \$1,000.
- James – Asked whether GHI will have a worksession with Pepco. GM Ralph said the Woodlands Committee's taskforce will present its proposal at the September 3 GHI Board meeting where Pepco will attend and that the meeting would be advertised. He said it would be up to the Board to have an informational meeting with the members thereafter.
- DeBernardo – Inquired whether alternate arrangements at a local hotel for the guest house had been made. GM Ralph said Joan Krob of Member Services is working on

those arrangements, and a report would be given at the September 3 meeting.

11. Manager

General Manager Ralph said the marketing committee has prepared a draft 12-minute marketing video and wanted to know whether the Board wanted to view it in a special worksession or as a part of a regular meeting. Marcavitch wanted to know if it could be uploaded online. Jones said he would ask Lauren Cummings to send Board members the link to the video.

12. Staff

The staff did not offer any comments.

13. Adjournment

Motion: To adjourn.

Moved: Hess

Seconded: Marcavitch

Carried 8-0

The meeting adjourned at 8 p.m.

Ed James
Secretary