

Minutes
GHI BOARD OF DIRECTORS
September 18, 2014

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

Others in Attendance:

Eldon Ralph, General Manager
Joan Krob, Director, Member Services
Tom Sporney, Director of Technical Services
Bruce Mangum, Contracts Processing Specialist
Ben Fischler, Audit Committee
Anna Socrates
Montrese Hamilton
Barbara Hamilton
Jackie Gasch
Chris Schuman
Ruth Wilson

Jim Cohen
Suzette Agans
Elizabeth Shepard
Jeannette Grotke
Sheila Ostdiek
L. Werlwas
Susan Walker
Randall Evans, WG
Melissa Ehrenreich
Kris White
Stephen Holland
Altoria Ross, Recording Secretary

President Skolnik called the meeting to order at 7:34 p.m.

1. Approval of Agenda

The Board removed 7d. Finance Committee Recommendations Re: Revisions to GHI's Delinquency Procedures from the agenda.

MOTION: TO APPROVE THE AGENDA, AS REVISED.

Moved: Hess

Seconded: Jones

Carried 9-0

2. Report on Executive Session

Skolnik said that during executive session, the Board heard a member and discussed structural repairs of an addition.

3. Visitors and Members

Chris Schumann, 1-E Gardenway, asked if anyone else needed a copy of the agenda and then asked Bruce Mangum to make more copies.

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:

- **DENISE P. GRIFFIN, TRUSTEE UNDER TRUST;**
- **SUN Y. KIM, SOLE OWNER;**

- **LINDA G. RILEY, SOLE OWNER;**
- **THOMAS EARLES, SYLWIA EARLES, TENANTS BY THE ENTIRETY**

Moved: James

Seconded: Hess

Carried 9-0

MOTION: THAT THE BOARD OF DIRECTORS APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT RECREATION:

- **MARY FRANCES ERNSBERGER, ERIN MYRUPAS JOINT TENANTS.**

Moved: James

Seconded: Hess

Carried 9-0

5. Committee Reports

No report given.

6. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA.

Moved: Hess

Seconded: James

Carried 9-0

7a. Approval of Minutes: August 28, 2014

APPROVED BY CONSENT: BOARD MINUTES OF THE AUGUST 28, 2014 MEETING.

7b. Yard Line Certification: 2 & 4 Courts Crescent Road

MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 2A-D CRESCENT ROAD AS PRESENTED.

Moved: Novinski

Seconded: Hess

Carried 8-0-1

Ready abstained.

MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 4A-H CRESCENT ROAD AS PRESENTED.

Moved: Novinski

Seconded: Hess

Carried 8-0-1

Ready abstained.

7c. Review Building Committee's Recommendations re: Envelope Upgrades for Homes Improvement Program

During a work session with the Board of directors on July 24th, the Buildings Committee presented its preliminary recommendations for envelope upgrades (not financed by the replacement reserves' fund) that should be installed during the upcoming Homes Improvement Program.

Jim Cohen, Chair of the Buildings Committee, presented a revised report to the Board that outlined its recommendations for envelope upgrades that should be installed during the upcoming Homes Improvement Program.

MOTION: WITH DEEP GRATITUDE AND GREAT APPRECIATION, THE BOARD OF DIRECTORS ACCEPTS THE BUILDINGS COMMITTEE REPORT DATED 9/8/2014.

Moved: Ready

Seconded: Hess

Carried 9-0

CONSENSUS: EACH BOARD MEMBER TO WRITE HIS OR HER THOUGHTS CONCERNING THE RECOMMENDATIONS OF THE BUILDINGS COMMITTEE AND SEND THEM TO PRESIDENT SKOLNIK BY MONDAY, SEPTEMBER 22 FOR TRANSMITTAL TO THE BUILDINGS COMMITTEE.

7d. Finance Committee Recommendations Re: Revisions to GHI's Delinquency Procedures this item was removed from the agenda.

7e. Review Draft Minutes from Special Membership Meeting Re: Termination of MOC For Former Members of 60K Crescent Rd.

MOTION: THE BOARD OF DIRECTORS ACCEPTS THE DRAFT MINUTES FOR THE SPECIAL MEMBERSHIP MEETING THAT WAS HELD ON APRIL 14, 2014, AS REVISED.

Moved: James

Seconded: Hess

Carried 9-0

The Board requested that the extraneous "81" be deleted after 7:30 p.m. on line two of 3. Certification of Presence of a Quorum.

7f. Request to the Member Outreach Committee for Recommendations to Improve Effectiveness of Committees

During its strategic planning update meeting on July 20th, the Board outlined a goal in its 12-month action plan to improve the effectiveness of GHI committees through increased member recruitment, training and recognition and to request the Member Outreach Committee to provide recommendations on actions that should be taken to achieve this goal.

MOTION: THE BOARD OF DIRECTORS DIRECTS THE MEMBER OUTREACH COMMITTEE TO PROVIDE THE BOARD WITH RECOMMENDATIONS ON ACTIONS THAT SHOULD BE TAKEN TO IMPROVE THE EFFECTIVENESS OF GHI COMMITTEES THROUGH INCREASED MEMBER RECRUITMENT, TRAINING AND RECOGNITION. THE COMMITTEE SHALL PROVIDE ITS RECOMMENDATIONS ON OR BEFORE JANUARY 31, 2015.

Moved: Hess

Seconded: Ready

Carried 9-0

7g. Board Request to the Architectural Review Committee to Recommend Color Choices for Entrance Doors

At the GHI Board meeting on September 4, 2014, the Board considered a case for exception to the rules regarding the color of service side entry and storm doors.

MOTION: THE BOARD OF DIRECTORS DIRECTS THE ARCHITECTURAL REVIEW COMMITTEE TO REVIEW THE CURRENT RULE IN THE MEMBERS' HANDBOOK RELATING TO THE ALLOWABLE COLORS FOR ENTRY AND STORM DOORS, AND RECOMMEND CHANGES THAT SHOULD BE MADE, IF ANY. ARC SHOULD SUBMIT ITS RECOMMENDATIONS ON OR BEFORE JANUARY 31, 2015.

Moved: Marcavitch

Seconded: Hess

Carried 8-1

Ready opposed.

7h. Request by the Greenbelt Volunteer Fire Department for a Contribution

MOTION: THE BOARD OF DIRECTORS APPROVES A CONTRIBUTION OF \$400 TO THE GREENBELT VOLUNTEER FIRE DEPARTMENT TOWARDS ITS 2014 ANNUAL FUND DRIVE.

Moved: Hess

Seconded: Novinski

Carried 8-1

Marcavitch opposed.

8. Items of Information

General Manager Ralph said GHI has benefitted greatly from the Tremendous Program. He said through it GHI has planted hundreds of trees in common areas. Ralph said the prices are less than area nurseries. He also said the program details were included in the Communicator newsletter and is available on the website. Orders are due by October 9, 2014.

Skolnik said he and GM Ralph were interviewed on GATE TV for Co-op Month. Skolnik also called the Board's attention to the Board Action Plan Status & Committee Task List and Monthly GHI and City Calendars.

President

Skolnik said he appreciated the discussion with the Building Committee and was pleased to be moving forward. However, he said he was not happy with all of the committee's recommendations.

9. Board Members

- Ready asked Sporney about an addition and deck at 4-D Crescent Road concerning what constitutes a ½ yard. Sporney said the original footprint of the yard is what should be used as a guide. She wanted to know about the mini split at 4-E Crescent. Sporney said it is new from

pilot program. Ready inquired if sheds could have blue tarps on them. Sporney said with the address he would look at it.

- Hess said staff told him the Finance Committee needs to call a special meeting before the regularly scheduled meeting on October 9th.

10. Manager

GM Ralph asked the Board if they had been reviewing and enjoying the articles he had been periodically sending them from the Communities Associations Institute legal newsletter. The Board members said that they had. He said he would send another one the next day and said GHI was mentioned in the newsletter a couple of months ago in regards to the smoking issue.

MOTION: TO RECESS TO EXECUTIVE SESSION FOR A DISCUSSION OF A MEMBERSHIP ISSUE FOLLOWING THE BREAK.

Moved: Hess

Seconded: Marcavitch

Carried 9-0

The meeting adjourned at 9:42 p.m.