Minutes GHI BOARD OF DIRECTORS

September 19, 2013

Board Members Present: Hess, James, Jones, Marcavitch (at 8:27 p.m.), Novinski, Ready and

Skolnik

Excused Absence: DeBernardo, McFadden

Others in Attendance:

General Manager Eldon Ralph Matt Berres, Director of Maintenance Joan Krob, Director of Member Services Joe Perry, Finance Director Tom Sporney, Director of Technical Services Ben Fischler, Audit Committee Jonathan Gordy, Audit Committee Altoria Ross, Recording Secretary

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

1. Approval of Agenda

Ready added 6h. Reconsideration of Yard Plat of 44A Ridge Road and 6i. Hosting of the Center-City City Council Candidates' Forum.

MOTION: TO APPROVE THE AGENDA, AS REVISED.

Moved: James Seconded: Hess Carried 6-0

2. Visitors and Members

No visitors or members were present.

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:

- PAUL SINCLAIR, DENNIS SINCLAIR, JANE SINCLAIR, JOINT TENANTS;
- JOSEPH MURRAY, ALICE MURRAY, TENANTS BY THE ENTIRETY.

Moved: James Seconded: Hess Carried 6-0

4. <u>Committee Reports</u>

None

5. <u>Consent Agenda</u>

MOTION: TO ACCEPT THE CONSENT AGENDA.

Moved: Hess Seconded: James Carried 6-0

6a. Approval of Minutes: July 11, 2013 Meeting

APPROVED BY CONSENT: THE BOARD OF DIRECTORS APPROVES THE MINUTES FROM THE JULY 11, 2013 GHI MEETING.

6b. <u>Tree Maintenance Contract</u>, 2nd Reading

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A TREE MAINTENANCE CONTRACT UNTIL DECEMBER 31, 2013 WITH THE BRICKMAN GROUP IN ACCORDANCE WITH THE FOLLOWING PRICE SCHEDULE:

DIAMETER	TRIM PRICE	REMOVAL PRICE
<6''	\$24.40	\$ 53.05
6-12"	\$84.87	\$ 132.61
12-18"	\$185.66	\$ 212.18
18-24"	\$259.92	\$ 424.36
24-30"	\$334.18	\$ 816.89
30-36"	\$445.58	\$1336.73
36-42"	\$594.10	\$1485.26
42-48"	\$779.76	\$2259.72
>48"	\$816.89	\$2556.77

6c. Review Amendment to Playground Agreement with the City of Greenbelt

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE BOARD PRESIDENT TO SIGN THE DRAFT AMENDMENT TO THE PLAYGROUND AGREEMENT WITH THE CITY OF GREENBELT, REFLECTING A CHANGE FROM EIGHT TO SEVEN PLAYGROUNDS.

Moved: Hess Seconded: Skolnik Carried 6-0

6d. Review of Final GHI Replacement Reserves' Study Report

MOTION: THE BOARD OF DIRECTORS ACCEPTS THE FINAL GHI REPLACEMENT RESERVES STUDY REPORT DATED SEPTEMBER 12TH 2013 THAT WAS PREPARED BY DESIGN MANAGEMENT ASSOCIATES.

Moved: Hess Seconded: Jones Carried 6-0

MOTION: THE BOARD OF DIRECTORS APPROVES THE FOLLOWING PERCENTAGE INCREASES PER ANNUM IN MEMBER CONTRIBUTIONS TO GHI'S REPLACEMENT RESERVES' FUND FROM 2014 THROUGH 2017: FRAME HOMES: 7.1%;MASONRY HOMES: 5.4%; LARGER HOMES: 5.0%

Moved: Hess Seconded: Jones Carried 6-0

6e. Proposed Purchase of 59F Ridge Road from Bank of America

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER TO NEGOTIATE THE PURCHASE OF 59F RIDGE FROM THE BANK OF AMERICA IN ACCORDANCE WITH THE FINANCIAL TERMS DECIDED UPON DURING THE BOARD'S EXECUTIVE MEETING ON 9-19-2013.

Moved: Hess Seconded: James Carried 6-0

6f. Contract for Improvements to 8L Southway, 1st Reading

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH PROMPT RESTORATION FOR THE RESALE IMPROVEMENT WORK AT 8L SOUTHWAY AT ITS BID, \$10,219.81, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$11,242.

Moved: Hess Seconded: Jones Carried 6-0

6g. Fall Concrete Contract, 1st Reading

1	56 G-H Crescent Road	26	7 C-D Plateau Place
2	58 J-K Crescent Road	27	12 L-M Plateau Place
3	60 C-D Crescent Road	28	11 F Ridge Road
4	60 F-G Crescent Road	29	14 H Ridge Road
5	62 A-B Crescent Road	30	17 Ct. Ridge Road
6	1 A-B Eastway Road	31	19 Ct. Ridge Road
7	5 C-D Eastway Road	32	20 L-M Ridge Road
8	2 J Gardenway	33	26 A Ridge Road

9	4 A-C Gardenway	34	33 Q-R Ridge Road
10	4 K Gardenway	35	44 N-P Ridge Road
11	12 E-F Hillside Road	36	45 G-H Ridge Road
12	14 G-H Hillside Road	37	46 C-D Ridge Road
13	14 J-K Hillside Road	38	49 E Ridge Road
14	14 L-M Hillside Road	39	50 C Ridge Road
15	14 W-X Hillside Road	40	51 G-K Ridge Road
16	19 J-K Hillside Road	41	53 E-F Ridge Road
17	20 G Hillside Road	42	53 N-P Ridge Road
18	20-H-K Hillside Road	43	53 Q-R Ridge Road
19	20 S-T Hillside Road	44	65 A-B Ridge Road
20	22 B-D Hillside Road	45	65 F Ridge Road
21	1 E-H Laurel Hill Road	46	73 G-K Ridge Road
22	11 Q Laurel Hill Road	47	2 E Southway Road
23	2 E Northway Road	48	10 T Southway Road
24	2 G-H Northway Road	49	1 F Westway Road
25	4 L-M Plateau Place	50	2 A-K Westway Road

GHI received bids from two (2) contractors:

JMR Concrete \$22, 996 Alcoa Concrete & Masonry \$27,925

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH JMR CONCRETE FOR THE FALL REPAIRS OF CONCRETE SIDEWALKS AT 50 SITES AT ITS BID, \$22,996, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$25,296.

Moved: Hess Seconded: Jones Carried 6-0

6h. Reconsideration of Yard Plat of 44A Ridge Road

MOTION: THE BOARD OF DIRECTORS DOES NOT APPROVE YARD PLAT FOR 44A RIDGE ROAD AS PRESENTED.

Moved: Skolnik Moved: Hess Carried 5-0-1

Abstained: Jones

6i. <u>Hosting of Center-City City Council Candidates' Forum</u>

MOTION: I MOVE THAT THE BOARD OF DIRECTORS HOST A CENTER-CITY CITY COUNCIL CANDIDATES' FORUM PRIOR TO THE NOVEMBER, 2013 CITY COUNCIL ELECTION.

Moved: Hess Seconded: James Carried 6-0

7. Items of Information

None discussed.

8. <u>President</u>

Ready appointed to the Bylaws Committee Bill Jones, Chuck Hess, Susan Walker, Mia Stockton, and Catherine McHugh. She also talked about the success of the Greenbelt Garden Tour.

9. Board Members

<u>Hess</u> – Asked if GHI wanted to file a complaint with Public Services Commission regarding the phones.

Novinski - Marcavitch visited ARC and city council work session.

10. <u>Manager</u>

Ralph said WSSC task force will be meeting on Tuesday at 4:30 p.m. with the city council representatives who will help GHI with the impasse with WSSC concerning the water pipes in the masonry homes. Ralph held up a proclamation made by city council in support of National Preparedness Month. He then explained the problems being experienced with the office phones as a result of Verizon's incoming lines that need to be rehabbed and the procedure that staff has put into place to capture incoming calls when the system goes down. Ralph also said an IT task force has been formed to look at how GHI uses IT services. Marcavitch arrived at this point in the meeting - 8:27 p.m.

11. Staff

No comments.

<u>MOTION:</u> TO RECESS TO EXECUTIVE SESSION FOR MEMBERS ISSUES AFTER THE BREAK.

Moved: Hess Seconded: Jones Carried 7-0

The meeting recessed at 8:30 p.m.

Ed James Secretary