

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. Committee Reports

None

5. Consent Agenda**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. Tree Maintenance Contract, 2<sup>nd</sup> 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:**

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

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 12<sup>TH</sup> 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, 1<sup>st</sup> 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



7. Items of Information

None discussed.

8. President

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

Hess – 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. Manager

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.

**MOTION: 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