

Minutes
GHI BOARD OF DIRECTORS
September 4, 2014

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

Excused Absence: Novinski

Others in Attendance:

Eldon Ralph, General Manager	Kathy Reynolds
Joan Krob, Director, Member Services	Bob and Susan Ollinger
Tom Sporney, Director of Technical Services	Dianne Wilkerson
Bruce Mangum, Contract Processing Specialist	Diane Oberg
Ben Fischler, Audit Committee	Terri Mousley
Jonathan Gordy, Audit Committee	Bob Snyder
Barbara Hamilton	Paul Kapfer
Emmett Jordan, Mayor, City of Greenbelt	Stephen Holland
Sylvia Lewis	Altoria Ross, Recording Secretary

President Skolnik called the meeting to order at 7:33 p.m.

1. Approval of Agenda

MOTION: TO APPROVE THE AGENDA.

Moved: James

Seconded: Hess

Carried 8-0

2. Report on Executive Session

Skolnik said that during executive session, the Board discussed helping members get back on the right path.

3. Visitors and Members

Sylvia Lewis, 2-C Gardenway, discussed the *Greenbelt News Review's* cartoon contest in memory of Izzy Parker. Paul Kapfer, 6-E Hillside Road, complimented the maintenance department, particularly Tom Sporney, Matt Berres, Desmond Almont, and Michael Williams in rebuilding his kitchen.

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:

- **ALYSON M. MIERS, SOLE OWNER;**
- **BHARAT DHAKAL, SOLE OWNER;**
- **MARGARET E. LOEBE, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 8-0

5. Committee Reports

No report provided.

6. Consent Agenda**MOTION: TO APPROVE THE CONSENT AGENDA.**

Moved: Hess

Seconded: James

Carried 8-0

7a. Approval of Minutes: August 14, 2014**APPROVED BY CONSENT AGENDA: BOARD MINUTES OF THE AUGUST 14, 2014 MEETING.**7b. Yard Line Certification: 6E & 6P Hillside

At the August 14th Board meeting, yard lines for 6E and 6P Hillside Road were referred back to committee for reconsideration. Specifically, the Board raised concerns about the length of the gardenside yard at 6E and the area between the extension of the service side sidewalk and the garages at 6P. After further review on August 19th, the Yard Line Committee saw no reason to modify their original recommendation to the Board. The Board discussed the matter at some length and took the following actions:

MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 6E HILLSIDE AS PRESENTED.

Moved: Marcavitch

Seconded: James

Carried 8-0

MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 6P HILLSIDE AS PRESENTED.

Moved: Ready

Seconded: Hess

Carried 8-0

7c. Exception Request: Proposed Relocation of Service Side Fence for 2N Plateau Place

On June 25, 2014, GHI staff received a request from the member at 2N Plateau Place to relocate a chain-link fence in the service side yard to divide the designated yard area. Staff identified that the proposed installation was in conflict with GHI rules. The matter was referred to and reviewed by the Architectural Review Committee (ARC.) ARC favored the proposal and recommends that the Board consider the request as an exception to the rules. After discussion of the proposal the following action was taken:

MOTION: THE BOARD OF DIRECTORS DOES GRANT THE EXCEPTION TO ALLOW THE PROPOSED RELOCATION OF THE FENCE IN THE SERVICESIDE YARD AT 2N PLATEAU PLACE, DIVIDING THE DESIGNATED SERVICESIDE YARD.

Moved: Marcavitch

Seconded: James

Carried 6-1-1

Hess opposed; Jones abstained.

7d. Exception Request: Non-Conforming Colors for Entry Doors for 12H Plateau Place

In May 2013, staff became aware that the service side entry and storm door at 12H Plateau Place had been painted with nonconforming colors of orange and pink. After several staff requests, on July 1, 2014 staff received a written request from the member seeking an exception to the rules to retain the colors. The Architectural Review Committee recommends that the Board grant an exception to permit the non-conforming paint colors to remain at 12H Plateau Place.

MOTION: THE BOARD OF DIRECTORS DOES ALLOW AN EXCEPTION BE GRANTED TO PERMIT THE NON-CONFORMING PAINT COLORS TO REMAIN AT 12H PLATEAU PLACE.

Moved: Marcavitch

Seconded: McFadden

Postponed

The Board entered into considerable discussion about entry door colors.

MOTION: TO POSTPONE INDEFINATELY.

Moved: Marcavitch

Seconded: Jones

Carried 6-1-1

Ready opposed; McFadden abstained.

7e. Request by Member for a Change in the Rules Re: Removal of Trees by Members

Mr. Bob Snyder, 12A Hillside Road is requesting the Board to consider making changes to the rule that relates to the removal of trees by members.

MOTION: THE BOARD OF DIRECTORS DIRECTS THE ARCHITECTURAL REVIEW COMMITTEE (ARC) TO REVIEW THE CURRENT RULE IN THE MEMBERS' HANDBOOK RELATING TO THE REMOVAL OF TREES BY MEMBERS AND RECOMMEND IF CHANGES SHOULD BE MADE. THE ARC SHOULD SUBMIT ITS RECOMMENDATIONS ON OR BEFORE NOVEMBER 30, 2014.

Moved: Ready

Seconded: James

Carried 8-0

7f. Proposed Rules Change: Allowable Materials for Replacing Through-Wall A/C

At the Board meeting of June 26, 2014, the Board considered a recommendation by the Architectural Review Committee (ARC) to adopt the following rules changes.

add [*italics*] new section

delete: ~~strikethrough~~

§X.K. Air Conditioner Installation

6. ~~Thru The Wall~~ *Through-wall Installation*
 e. *Replacing through-wall HVAC*

With permanent removal of equipment, acceptable replacement of the building exterior materials is:

- *vinyl siding to match existing in alignment, size, shape, and color*
 - *authentic masonry brick to match original surrounding in alignment, size, texture, and color*
 - *masonry block to match original surrounding in alignment, size, texture, and color*
- Other materials shall require Board permission.*

§X.N. Building Openings: Windows, Doors, Skylights

1. Cutting in new windows and doors, or blocking up or changing the size of existing windows and doors in original buildings is not permitted without prior approval of the Board of Directors, except:

when windows or doors are lost because of the construction of a heated addition, or

in the case of raising the sill of kitchen windows in frame homes to create a 3'0" high window only, in order to accommodate countertop height.

Openings for removed through-wall HVAC shall be closed as specified in §X.K.6.e.

The Board directed and staff presented to the proposal to the membership for a 30-day feedback period.

MOTION: THE BOARD OF DIRECTORS APPROVES THE CHANGES TO GHI RULES §X.K.6. and §X.N.1. REGARDING ALLOWABLE MATERIALS FOR REPLACING THROUGH-WALL AIR CONDITIONERS AS INDICATED.

Moved: Marcavitch

Seconded: Hess

Carried 6-0

Jones and McFadden opposed.

7g. Investment Committee's Response to Bid Received for Investment Advisor Services

A Request for Proposal to provide GHI with investment advisory services was sent to 14 firms. One proposal was received from Hopkins Investment Management, LLC. After careful consideration of the proposal, the Investment Committee moved to not recommend the bid for consideration by the Board. The Investment Committee is pursuing other approaches and has scheduled to meet with a representative from Lafayette Investments at its September 11th meeting.

7h. Recommendation for Modifying the Penalty for Unauthorized Unit Rentals

Earlier this year, some Board members stated their belief that the provision which prohibits a member from obtaining a permit if his/her unit was rented without authorization during the previous twelve months was too harsh. The Board requested the Rental Task Force reexamine the rental permit restriction in the sublease policy and recommend what changes, if any, should be made. The taskforce recommended that the rental restriction should not be modified. At the July 7th Board meeting, Director DeBernardo offered a proposal for an alternative penalty and asked that he provide a suggested motion for discussion. Director DeBernardo's suggested motion follows:

MOTION: THAT THE BOARD OF DIRECTORS REMOVES FROM THE SUBLEASE POLICY THE FOLLOWING PHRASE: "PROVIDED THAT THE MEMBER HAS NOT RENTED HIS/HER UNIT WITHOUT AUTHORIZATION DURING THE PREVIOUS TWELVE (12) MONTHS..." AND REPLACE IT WITH: "FOR THOSE MEMBERS WHO ARE FOUND TO HAVE SUBLET THEIR UNIT WITHOUT PRIOR AUTHORIZATION, THE OF DIRECTORS INSTITUTES A MONTHLY RENTAL PERMIT FEE SCHEDULE OF FIVE TIMES THE AMOUNT SET BY POLICY."

CONSENSUS: DIRECTOR DEBERNARDO TO REVISE THE SUGGESTED MOTION TO INCLUDE THE MISSING POLICY LANGUAGE REPRESENTED BY THE ELLIPSES.

8. Items of Information

Skolnik called the Board's attention to the Board Action Plan Status & Committee Task List and Monthly GHI and City Calendars. He said the Are You Ready? event would occur on September 18th and the GHI Open House will be held this Sunday, September 7.

President

Skolnik said he was pleased with the GHI table on information day during Labor Day, noting that it won first place. He thought the GHI booth went well and thanked the Member Outreach Committee.

9. Board Members

- Marcavitch said he was glad to be finished with the celebration of 1812 and that the Greenbelt Elementary School PTA made about \$12,000 with its Labor Day book sale.
- DeBernardo thanked volunteers for providing complete coverage for the GHI booth. He said the committee collected the following in the 50/50 drawing: \$185 on Saturday, \$99 on Sunday, and \$49 on Monday.

Manager

No report provided.

MOTION: TO RECESS TO EXECUTIVE SESSION TO HEAR MEMBER ISSUES AFTER THE BREAK.

Moved: Hess

Seconded: Marcavitch.

Carried 8-0

The meeting recessed at 9:28 p.m.

Ed James
Secretary