



5. Consent Agenda

**MOTION: APPROVE THE CONSENT AGENDA.**

Moved: Boswell

Seconded: Hess

Carried 8

6a. Minutes.

**APPROVED BY CONSENT: BOARD MINUTES OF JULY 29, 2012.**

6b. Revision to 2012 Addition Roof Repair 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 CONTRACT WITH GREENBELT BUILDERS TO REPAIR (4) ADDITION ROOFS (RI17H & LA2B/C/D, A SINGLE FAMILY HOME AT 6 WOODLAND WAY, A RENTED GARAGE ROOF AT 45 RIDGE,K AND MEMBER-RESPONSIBILITY REPAIRS AT 4I45Q AND LA2B AT ITS BID, \$11,670, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$12,837.**

6c. Yard Line Certification: 4, 6, & 8 Woodland Way and 18 Court Ridge

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 4/6/8 WOODLAND WAY AS PRESENTED.**

Moved: James

Seconded: Hess

Carried 8

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 18 RIDGE ROAD AS PRESENTED.**

Moved: James

Seconded: Hess

Carried 8

6d. Proposed Changes to GHI Website Recommended by Communications Committee

**MOTION: THE BOARD OF DIRECTORS APPROVES THE CHANGES TO GHI'S WEBSITE THAT WERE RECOMMENDED BY THE WEBSITE SUBCOMMITTEE AND DIRECTS THE MANAGER TO IMPLEMENT THEM, ONCE APPROVED BY THE FULL COMMUNICATIONS COMMITTEE AND STAFF AS NEEDED.**

Moved: Boswell

Seconded: DeBernardo

Carried 7-1

Jones opposed.

6e. Amazon.com Link on GHI's Website

**MOTION: THE BOARD OF DIRECTORS RESCINDS THE PREVIOUS MOTION TO AUTHORIZE AN AMAZON LINK ON GHI'S WEBSITE.**

Moved: Morse

Seconded: Boswell

Carried 6-2

Hess and Jones opposed.

6f. Review of Procedures for Sign Language Interpreters for Deaf Members

**MOTION: THE BOARD OF DIRECTORS ENDORSES THE “SIGN LANGUAGE AND ORAL INTERPRETERS FOR DEAF RESIDENTS OF GHI” PROCEDURES AS PRESENTED SEPTEMBER 6, 2012, AND REQUESTS THAT IT BE PROMULGATED IN THE NEXT E-NEWS, GHI WEBSITE AND THE NEWSLETTER.**

Moved: Jones

Seconded: McFadden

Carried 7-1

Morse opposed.

Director Morse said he fully supported this measure but was voting against the motion only because he thought it important that the Board have a 30-day public comment period before final passage.

**MOTION: CALL THE QUESTION.**

Moved: Boswell

Seconded: Jones

Carried 7-1

Morse opposed.

Vote to end debate carried.

Vote on the motion carried.

6g. 2012 Fall Concrete Sidewalk Contract, 1<sup>st</sup> Reading

In the 3<sup>rd</sup> quarter of 2012, staff solicited bids to replace concrete sidewalks and a number of steps at (27) locations throughout GHI. Reasons for the replacements include the disintegration of concrete and heaving of sections of sidewalks. Some of these defects were reported to the Maintenance Department by members, while others were observed during a community-wide survey of sidewalks. \$50,000 is budgeted in 2012 for concrete repairs; \$16,636 was expended against this item with the spring contract, leaving a balance of \$33,364. The list of defective sites bid is:

|     |                        |     |                     |
|-----|------------------------|-----|---------------------|
| 1.  | 58 F Crescent Road     | 15. | 19 Ct. Ridge Road   |
| 2.  | 2 J-K Eastway Road     | 16. | 31 A-D Ridge Road   |
| 3.  | 2 Ct. Gardenway        | 17. | 35 F-G Ridge Road   |
| 4.  | 4 G-H Hillside Road    | 18. | 35 H-J Ridge Road   |
| 5.  | 6 A-B Hillside Road    | 19. | 37 E Ridge Road     |
| 6.  | 20 Ct. Hillside Road   | 20. | 41 A-B Ridge Road   |
| 7.  | 7 C-K Laurel Hill Road | 21. | 47 C Ridge Road     |
| 8.  | 2 G Northway Road      | 22. | 48 E-F Ridge Road   |
| 9.  | 2 J-K Northway Road    | 23. | 50 B Ridge Road     |
| 10. | 8 S-T Plateau Place    | 24. | 69 A-B Ridge Road   |
| 11. | 12 E-F Plateau Place   | 25. | 71 L-M Ridge Road   |
| 12. | 9 A Research Road      | 26. | 1 A-B Southway Road |
| 13. | 9 S-T Research Road    | 27. | 8 E-F Southway Road |
| 14. | 5 Ct. Ridge Road       |     |                     |

Bids received from (3) contractors for these sites are as follows:

| NAME OF COMPANY       | BASE BID           | ADDITIONAL SIDEWALK (/sf) | STEP            |
|-----------------------|--------------------|---------------------------|-----------------|
| GMC Contractors, Inc. | \$19,500.00        | \$8.00                    | \$300.00        |
| Lanham Construction   | \$18,039.40        | \$7.50                    | \$150.00        |
| <b>CPE, Inc.</b>      | <b>\$16,493.00</b> | <b>\$8.25</b>             | <b>\$100.00</b> |

CPE has previously bid on GHI concrete sidewalk replacement, is familiar with GHI, and has performed satisfactorily. Staff recommends that GHI contract with CPE, Inc. to perform the fall concrete sidewalk replacement, for its bid, with an additional 10 percent to cover contingencies or additional sites found necessary during the performance of the contract.

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH CPE, INC., FOR THE FALL REPAIRS OF CONCRETE SIDEWALKS AT 27 GHI SITES AT ITS BID, \$16,493, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$18,142.**

Moved: Hess

Seconded: Jones

Carried 8

6h. Task Force Recommendations on Vacant Units

**MOTION: THE BOARD OF DIRECTORS RETURNS THE DRAFT POLICY TO THE TASKFORCE FOR MORE WORK.**

Moved: Ready

Seconded: Boswell

Carried 8

6i. Rental Task Force Recommendations on Unauthorized Rentals

**MOTION: THE BOARD OF DIRECTORS RETURNS THE POLICY TO THE SUBCOMMITTEE OF THE RENTAL TASKFORCE FOR FURTHER CLARIFICATION AND DEVELOPMENT.**

Moved: Boswell

Seconded: Morse

Carried 8

6j. Special Committee's Draft Recommendations on Establishing Non-smoking Rows of Units

**MOTION: THE BOARD OF DIRECTORS REQUESTS THE MANAGER TO OBTAIN LEGAL ADVICE FROM GHI'S ATTORNEY REGARDING THOSE ISSUES OUTLINED IN PARAGRAPH 1 OF THE SPECIAL COMMITTEE'S DRAFT RECOMMENDATIONS.**

Moved: Hess

Seconded: James

Carried 7

DeBernardo abstained.

7. Items of Information

None discussed.

8. President

Ready said the Board needs to revisit the subleasing policy to include examining roommates and time between rentals, noting that the policy needs to be legally defensible.

9. Board Members

- Hess – Discussed professionalism in terms of the nameplates.
- McFadden – Stated the Additions Maintenance Taskforce has been rescheduled for September 10.
- James – Said the Woodlands Committee had not received funding for the 75<sup>th</sup> anniversary garden. He said the committee is currently examining the playground proposal.
- Novinski – Noted that Catherine McHugh deserved much credit for putting the booth together. However, she thought the booth is not the right venue for attracting new members and that the energy should instead be placed toward the information day.
- McFadden – Stated the GHI play during the parade was clever and well done.

10. Manager

None.

**MOTION: TO RECESS TO EXECUTIVE SESSION FOR MEMBER ISSUES.**

Moved: Hess

Seconded: DeBernardo

Carried 8

The meeting recessed at 9:32 p.m.

Ed James  
Secretary