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Communicator

GREENBELT HOMES, INC. | A MONTHLY PUBLICATION OF THE COMMUNICATIONS COMMITTEE

HOW YOUR COOPERATIVE BOARD MAKES DECISIONS

By Lauren Cummings

If you've ever attended a GHI Board meeting, you've probably noticed two things: 1) only a few members attend (in the last 12 months, there was an average of 14 visitors at Board meetings) and 2) there can often be a lengthy decision-making process. Since a relatively small number of members have attended a board meeting, I thought it might be helpful to outline how the Board makes decisions for the cooperative. The first thing to know is that the authority of the Board of Directors and the process of decision-making are established in GHI's Articles of Incorporation and Bylaws (<http://www.ghi.coop/governing-documents>).

According to Article V, Section 4 of GHI's Bylaws, the Board is responsible for conducting the business of the corporation, which includes approving the annual budget and contracts, reviewing cooperative rules and monitoring improvements to our buildings, to name a few. When issues arise that need additional research, the Board often assigns the task to an appointed committee, giving them a deadline for which they need to report back.

The President, Vice President and General Manager meet regularly to develop each meeting's agenda based on the Board's strategic plan goals (<http://ghi.coop/content/board-strategic-plan>).



The GHI Board discusses a topic concerning the H.I.P.
Photo credit: Lauren Cummings

attendance *may* be allowed to participate in the discussion; however, there is always time at the beginning of each meeting for members to speak about any item that is not on the agenda.

Article IV, Section 7 of the Bylaws states that, "all meetings of the membership and the Board of Directors shall be governed by 'Roberts' Rules of Order (Revised).'" These rules establish the meeting's conduct that requires motions to have a second and be passed by either a majority or 2/3's of the board, depending on the type of motion. All board members are expected to vote unless there is a conflict of interest, for which they can abstain.

When the Board makes decisions, they must consider the cooperative's Bylaws, GHI policies, current Member Handbook rules, federal, state and municipal laws, as well as the impact to the cooperative's finances and staff. GHI members are encouraged to attend meetings and provide comments to the Board in order to help shape decisions for the cooperative.

The Board meets two Thursdays a month at 7:30 pm; in the summertime, meetings may be held once a month depending on workload.

Agenda items are assigned time allotments to help manage the flow of the meeting. The General Manager then prepares a "Manager's Memorandum to the Board," which informs the Board of the details surrounding each agenda item to help the Board make an informed decision.

Meetings are chaired by the Board President. During the meeting, a committee or staff member may present additional information about the topic being discussed to help board members more thoroughly understand the pros and cons of the issue being presented.

There is usually a draft motion to be considered, which the Board may revise as they see fit. Members in

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NEW MARKETING & PRE-PURCHASE ORIENTATION VIDEOS TO DEBUT AT OLD GREENBELT THEATER

By Lauren Cummings & Bill Edwards

Marketing Committee Co-Chairs



Photo credit: Gretchen Schock

In 2014, the five Marketing Committee members began attending pre-purchase orientations to provide a member perspective and answer questions. We quickly realized that the PowerPoint presentation that was conveying information to potential new members was outdated, with visuals that could greatly be improved. We also

realized that the co-op could benefit from a short promotional video for our website and social media.

The committee spent about seven months fine-tuning scripts and creating shot lists which would outline what imagery could be included in each video. This long-term effort resulted in a 12-minute Orientation script and a 2-minute web-friendly promo spot.

And so, in May 2015, over the course of two Saturdays and a Thursday afternoon, you may have noticed committee members out and about in GHI and Greenbelt taking beautiful HD footage of our homes, common space and local amenities. A key component of the videos is the use of member testimonials that begin with "I'm a part of GHI and I love..." and we were fortunate to have so many members volunteer to be filmed. **This fall, the Marketing Committee will premiere the new videos during a special screening at the Old Greenbelt Theater.** Watch for an announcement in the E-news and Greenbelt News Review.

We hope you will all come out to see our new videos and once released, we encourage you to share the marketing video on your social networks to help promote the co-op. As volunteers, this was a labor of love, paying tribute to the values of our cooperative. We hope that viewing these videos reminds you of the reason you chose to become a GHI member!

Member Announcements

Community-wide Open House: September 13 from 12-3pm

Help market our co-op by encouraging your friends and family to attend our fall open house of homes on the market. Pick up a map at the corner of Crescent Road and Southway. Need to list your home for sale? Contact Bruce Mangum at bmangum@ghi.coop or (301) 474-4161 x.146 by September 7.

WHAT'S HAPPENING

Unless otherwise noted, meetings are held at the GHI Administration Offices on Hamilton Place, and are open to all GHI members. Dates are subject to change.

September

3	7:30 pm	Board Meeting
7	—	OFFICE CLOSED (Labor Day)
8	7:00 pm	Pre Purchase Orientation
8	7:30 pm	Historic Preservation Task Force
9	7:30 pm	Architectural Review Committee
10	7:30 pm	Finance Committee
11	—	OFFICES CLOSED
13	12:00 pm	Community-Wide Open House
14	7:00 pm	Member Outreach Committee
14	7:30 pm	Marketing Committee
15	8:00 am	Yardlines Committee
15	7:30 pm	Companion Animal Committee
16	7:00 pm	Woodlands Committee
17	7:30 pm	Board Meeting
20	2:00 pm	Woodlands Committee (Plant Swap)
23	7:00 pm	Buildings Committee
25	—	OFFICE CLOSED
26	11:00 am	Pre Purchase Orientation
28	7:00 pm	Communications Committee

Call 301-474-6011 for emergency maintenance outside of normal hours or when GHI is closed.

Member Announcements

Pepco Tree Trimming

GHI is working with Pepco to review Pepco's Vegetation Management Plan (created for the purpose of reducing tree-related power outages), which includes the removal of 126 trees. The Board has requested the Woodlands Committee to assist staff and to make any needed recommendations for changes. If you have a question about a particular tree in your yard, contact the Maintenance Department at 301-474-6011.

Homes Improvement Program Begins

The proposed duration of the Homes Improvement Program is five years from 2016 to 2020. Installation of new windows, doors, siding, baseboard heaters and optional improvements selected by members, is scheduled for approximately 1/5th of frame and masonry homes during each year from 2016 to 2020. It is important to make the choices fairly, so GHI has employed an Excel function which randomizes the selection of homes. Enclosed with your newsletter is a description of that process, as well as the list of courts which have been chosen for work in 2016.