

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, August 23, 2012

GHI BOARD ROOM

REGULAR SESSION (Open to Members) 7:30 PM
IMMEDIATELY FOLLOWING THE GDC BOARD MEETING

1. **Approval of Agenda**
2. **Visitors and Members**
3. **Approval of Membership Applications**
4. **Committee Reports**
5. **Consent Agenda**

(Items on the Consent Agenda, italicized and marked with CA, will be approved as recommended by staff, subject to removal from the Consent Agenda by the Board.)

6. **For Action or Discussion**

- a. *Approval of Minutes: May 10 (Attachment #1), & June 19 (Attachment #2).* CA

- b. Yard Line Certification: 1 Laurel Hill (Attachment #3) 2 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE YARD PLATS FOR 1 LAUREL HILL AS PRESENTED [AND REVISED].

- c. Proposed End Addition: 33D Ridge (Attachment #4) 30 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW THE CONSTRUCTION OF THE PROPOSED END ADDITION AT 33D RIDGE ROAD AS INDICATED IN THE MOST RECENTLY SUBMITTED DRAWINGS, ALLOWING EXCEPTION TO GHI RULES §X.F.3. ...In no case shall an addition have a higher roof than the original structure.

- d. Proposed Policy: Sign Language Interpreters for Deaf Members of GHI (Attachment #5) 30 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ENDORSES THE "SIGN LANGUAGE INTERPRETERS FOR DEAF MEMBERS OF GHI" PROCEDURES AS PRESENTED AUGUST 23RD, 2012, AND REQUESTS THAT IT BE PROMULGATED IN THE NEXT E-NEWS, GHI WEBSITE AND THE WINTER 2012 *COMMUNICATOR* NEWSLETTER.

- e. Replacement of Existing Picket Fence: 32F Ridge (Attachment #6) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW THE REPLACEMENT OF THE EXISTING PICKET FENCE AT THE PERIMETER OF THE SERVICESIDE & END YARDS AT 32F RIDGE ROAD, PROVIDED THAT THE 12" SETBACK BE ADHERED TO, allowing EXCEPTION TO GHI RULE:

§VII.B.9. FENCE STYLES WITHIN THE ROW SHOULD HARMONIZE.

- f. Proposed Oversized Shed: 53M Ridge (Attachment #7) 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW AN EXCEPTION TO §IX.C.1. OF GHI RULES TO INSTALL AN 8'x10' SHED IN THE GARDENSIDE YARD OF 53M RIDGE ROAD.

- g. Request for Use of Boiler Room Space, 4C Ridge (Attachment #8) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW THE MEMBER AT 4C RIDGE ROAD TO PURCHASE THE BOILER ROOM SPACE ADJACENT TO HER BASEMENT FOR A COST OF \$_____ FOR THE PURPOSE OF ADDING A BATHROOM AND STORAGE SPACE. THIS SPACE BECOMES AN ADDITION NOT REQUIRING NEIGHBOR CONSENT PRIOR TO CONSTRUCTION. IT WILL BECOME PART OF THE MAIN UNIT TO BE CONVEYED WITH THE MAIN HOME AT THE TIME OF RESALE.

h. 2nd Quarter Financial Statements (Attachment #9) 10 minutes Discussion

No motion with this item.

i. Distribution of Real Estate Tax Refund 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES A REAL ESTATE TAX REFUND OF \$122,987.49 FOR 2010 AND 2011 REAL ESTATE TAXES TO COOP MEMBERS AS A REDUCTION IN THEIR DECEMBER 2012 COOP FEES AND IN PROPORTION TO THE REAL ESTATE TAXES THEY PAID IN YEAR 2011. REFUNDS SHALL BE MADE ONLY TO THOSE PERSONS WHO WERE MEMBERS ON DECEMBER 31, 2011. FOR PERSONS WHO WERE MEMBERS ON DECEMBER 31, 2011 BUT ARE NO LONGER MEMBERS, REFUND CHECKS SHALL BE SENT TO THEM IN DECEMBER 2012.

j. Surplus Allocations to Reserves Funds 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE FOLLOWING ALLOCATION OF 2011 YEAR-END EXCESS REVENUE OVER EXPENSES: \$149,878.80 TO THE FRAME REPLACEMENT RESERVE, \$25,562.00 TO THE FRAME CONTINGENCY RESERVE; \$87,479.66 TO THE MASONRY REPLACEMENT RESERVE, \$15,013.00 TO THE MASONRY CONTINGENCY RESERVE; \$4,381.54 TO THE LARGER HOMES REPLACEMENT RESERVE AND \$7,705.00 TO THE LARGER HOMES CONTINGENCY RESERVE.

k. Approval of Board's Strategic Plan (Attachment #10) 10 minutes Discussion

No motion with this item.

l. Date for 2013 Annual Membership Meeting 3 minutes Action

No motion with this item.

m. Proposed Purchase of 22B Hillside from PNC Bank 2 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER TO NEGOTIATE THE PURCHASE OF 22B HILLSIDE FROM THE PNC BANK AT A PRICE NOT TO EXCEED THE AMOUNT DECIDED DURING THE BOARD'S EXECUTIVE MEETING ON 8-23-2012.

7. Items of Information

1. GHI Employee Picnic on Friday, August 24
2. RFP and Bids for Job Classification/Salary Scale Study
3. Board Work Plan & Committee Task Lists (Attachment #11)
4. Monthly GHI and City Calendars (Attachment #12)

8. President

9. Board Members

10. Manager

11. Executive Session

Ed James, Secretary

NOTE: AT 10:00 PM, THE BOARD WILL IMMEDIATELY MOVE TO ITEMS 10-12, EVEN IF THE PRECEDING AGENDA ITEMS HAVE NOT BEEN COMPLETED, FOLLOWED BY EXECUTIVE SESSION, IF NEEDED.