

**NOTICE OF MEETING AND AGENDA**  
**GHI BOARD OF DIRECTORS**

Thursday, September 6, 2012  
**GHI BOARD ROOM**

**EXECUTIVE SESSION (Board & Audit Committee Only) 6:45 PM**  
**REGULAR SESSION (Open to Members) 7:30 PM**

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: July 29, 2012* CA  
*(Attachment #1)*

b. *Revision to 2012 Addition Roof Repair Contract,* CA  
*2<sup>nd</sup> Reading*

**SUGGESTED MOTION:** 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, AND MEMBER-RESPONSIBILITY REPAIRS AT RI45Q AND LA2B AT ITS BID, \$11,670, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$12,837.

c. Yard Line Certification: 4, 6, & 8 Woodland Way, 18 Court Ridge (Attachment #2) 10 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE YARD PLATS FOR 4/6/8 WOODLAND WAY AS PRESENTED [AND REVISED].

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE YARD PLATS FOR 18 RIDGE ROAD AS PRESENTED [AND REVISED].

d. Proposed Changes to GHI Website 10 minutes Discussion/Action  
Recommended by Communications Committee  
(Attachment #3)

**SUGGESTED 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.

e. Amazon.com Link on GHI's Website 15 minutes Discussion/Action  
(Attachments #4 & #5)

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS [AUTHORIZES/DOES NOT AUTHORIZE] THE MANAGER TO SIGN AN AGREEMENT WITH AMAZON.COM FOR THE ESTABLISHMENT OF A LINK TO AMAZON.COM ON GHI'S WEBSITE.

f. Review of Procedures for Sign Language 15 minutes Discussion/Action  
Interpreters for Deaf Members  
(Attachment #6)

**SUGGESTED 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.

- g. Task Force Recommendations on Vacant Units 15 minutes Discussion/Action  
(Attachment #7)

*EITHER*

**SUGGESTED MOTION #1:** THE BOARD OF DIRECTORS ADOPTS THE TASK FORCE'S RECOMMENDATIONS ON PROCEDURES FOR ADDRESSING THE ISSUES OF VACANT UNITS AS REVISED.

*OR*

**SUGGESTED MOTION #2:** THE BOARD OF DIRECTORS REQUESTS THE MANAGER TO PRESENT THE RECOMMENDATIONS OF THE TASK FORCE ON THE SUBJECT OF VACANT UNITS TO THE GHI MEMBERSHIP FOR COMMENT OVER A 30 DAY PERIOD.

- h. Rental Task Force Recommendations on 15 minutes Discussion/Action  
Unauthorized Rentals (Attachments #8 & #9)

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS REQUESTS THE RENTAL TASK FORCE TO REVISE ITS RECOMMENDATIONS ON PROCEDURES FOR ADDRESSING UNAUTHORIZED RENTALS BASED ON COMMENTS SUBMITTED BY MEMBERS AND FEEDBACK PROVIDED BY THE BOARD. THE REVISED RECOMMENDATIONS SHALL BE BROUGHT BACK TO THE BOARD FOR DISCUSSION AND ACTION AT A SUBSEQUENT BOARD MEETING.

- i. Special Committee's Draft Recommendations 10 minutes Discussion/Action  
on Establishing Non-smoking Rows of Units  
(Attachment #10)

**SUGGESTED 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.

- j. Contract for Conversion of 8F Southway Boiler 5 minutes Discussion/Action  
Room to Storage, 1<sup>st</sup> Reading

Motion will be provided at the meeting.

- k. 2012 Fall Concrete Sidewalk Contract, 1<sup>st</sup> 5 minutes Discussion/Action  
Reading

**SUGGESTED 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.

## **7. Items of Information**

1. GHI's Annual Member Picnic
2. Addition Maintenance Program Work Session
3. NCB's Cooperative Learning Journey
4. MD Historic Trust Update (Attachment #11)
5. Board Work Plan & Committee Task Lists (Attachment #12)
6. Monthly GHI and City Calendars (Attachment #13)

## **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 8-10, EVEN IF THE PRECEDING AGENDA ITEMS HAVE NOT BEEN COMPLETED, FOLLOWED BY EXECUTIVE SESSION, IF NEEDED.