

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

Thursday, October 18, 2012  
**GHI BOARD ROOM**

**EXECUTIVE SESSION (Board & Audit Committee Only) 7:00 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: September 20, 2012 (Attachment #1)* CA
- b. *Contract for Conversion of Boiler Room at 8F Southway to Storage Rooms, 2<sup>nd</sup> Reading* CA

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH GREENBELT BUILDERS, INC., FOR THE CONVERSION OF THE BOILER ROOM AT 8F SOUTHWAY TO STORAGE AT ITS BID, \$22,890, PLUS 15% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$26,324.

c. 2012 Community Beautification Program Report 15 minutes Discussion  
No motion with this item.

- d. Review of Task Force Recommendations on Procedures for Unauthorized Rentals (Attachment #2) 10 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS ADOPTS THE TASK FORCE'S FINAL RECOMMENDATIONS PRESENTED AT ITS OCTOBER 18, 2012 MEETING, ON PROCEDURES FOR ADDRESSING UNAUTHORIZED RENTALS OF GHI UNITS.

- e. Review of Task Force Recommendations on Procedures for Addressing Vacant Units (Attachment #3) 10 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS ADOPTS THE TASK FORCE'S FINAL RECOMMENDATIONS PRESENTED AT ITS OCTOBER 18, 2012 MEETING, ON PROCEDURES FOR ADDRESSING THE ISSUES OF VACANT UNITS.

- f. Further Review of GHI's Sub-lease Policy (Attachment #4) 5 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS REQUESTS THE RENTAL TASK FORCE TO FURTHER REVIEW GHI'S SUB-LEASE POLICY AND PROVIDE RECOMMENDATIONS ON THE FOLLOWING MATTERS:

1. CRITERIA FOR PARTIAL-YEAR SUB-LEASES OF UNITS.
2. PROCEDURES FOR RENTAL OF ROOMS WITHIN UNITS
3. WHETHER THE RENTAL FEE CHARGED BY GHI SHOULD BE REDUCED AND IF SO, TO WHAT AMOUNT?
4. WHAT TIME SHOULD BE ALLOWED BETWEEN RENTALS WHEN A MEMBER HAS RETURNED TO LIVE IN A UNIT AND MAKES A NEXT REQUEST TO SUBLEASE.

5. WHETHER THE REQUIREMENT TO OBTAIN PERMISSION TO RENT FROM A MORTGAGE LENDER SHOULD BE WAIVED WHEN THE ORIGINAL LOAN HAS BEEN TRANSFERRED TO A NEW LENDER AND GHI DOES NOT HAVE A RECOGNITION AGREEMENT WITH THE NEW LENDER.

g. Contribution Request: TESA's *Co-opoly: The Game of Cooperatives* (Attachment #5) 10 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD [APPROVES/DOES NOT APPROVE] OF A CONTRIBUTION OF \$ \_\_\_\_\_ TO THE TOOLBOX FOR EDUCATION AND SOCIAL ACTION (TESA) FOR THE PURPOSE OF PRINTING AND DISTRIBUTING THE EDUCATIONAL GAME *CO-OPOLY: THE GAME OF COOPERATIVES*.

h. 2013 Proposed GHI Operating Budget, 1<sup>st</sup> Reading 60 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS ADOPTS THE 2013 OPERATING BUDGET FOR FIRST READING IN THE AMOUNT OF \$ \_\_\_\_\_, WITH DEPRECIATION OF MEMBERS' HOMES IN THE AMOUNT OF \$ \_\_\_\_\_.

**7. Items of Information**

1. Health Fair: October 23, 2012
2. Board Work Plan & Committee Task Lists (Attachment #6)
3. Monthly GHI and City Calendars (Attachment #7)

**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.