

NOTICE OF MEETING AND AGENDA
GHI BOARD OF DIRECTORS

Thursday, November 1, 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: October 4, 2012 (Attachment #1) & October 18, 2012 (Attachment #2).* CA
- b. 2013 Proposed Operating Budget, 2nd Reading (Attachment #3) 15 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ADOPTS THE 2013 GHI OPERATING BUDGET FOR SECOND READING IN THE AMOUNT OF \$9,823,450.00 WITH DEPRECIATION OF MEMBERS' HOMES IN THE AMOUNT OF \$587,338.00.

- c. Rules Revision Regarding Staff Permit Review and Acceptable Roof Pitch 20 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE REVISION TO THE GHI RULES §X.C.3. AS INDICATED, TO AUTHORIZE STAFF TO DIRECT ISSUES ARISING DURING PERMIT REVIEW TO THE APPROPRIATE COMMITTEE OR GHI BOARD.

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE REVISION TO THE GHI RULES §X.F.3, §X.G.5, §X.H.6 AS INDICATED, TO SPECIFY FOR ADDITIONS ACCEPTABLE ROOF PITCH AND ASSOCIATED AS-BUILT TOLERANCE.

- d. Rule to Prohibit Pit Bulls in GHI 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD REQUESTS THE COMPANION ANIMALS COMMITTEE TO RECOMMEND LANGUAGE THAT SHOULD BE INSERTED IN GHI'S RULES TO PROHIBIT PIT BULLS IN GHI.

- e. Forest Conservation Management Agreement and Forest Stewardship Plan Renewal 10 minutes Discussion/Action

SUGGESTED MOTION: THE GHI BOARD OF DIRECTORS DIRECTS THE WOODLANDS COMMITTEE TO RESEARCH AND MAKE A RECOMMENDATION TO THE BOARD REGARDING THE DEVELOPMENT OF A NEW FOREST STEWARDSHIP PLAN AND THE RENEWAL OF THE FCMA WITH THE STATE OF MARYLAND. THE WOODLAND COMMITTEE SHOULD MAKE ITS FINAL RECOMMENDATION TO THE BOARD BY DECEMBER 2012 TO ALLOW FOR AMPLE TIME FOR FSP AND FCMA RENEWAL BY THE FEBRUARY 2013 DEADLINE.

f. Contract for Underground Utility Repairs at Additional Sites 5 minutes Discussion/Action
SUGGESTED MOTION FOR 1ST READING: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH PATRIOT PLUMBING SERVICES FOR THE REPAIRS OF UNDERGROUND SANITARY SEWAGE AND STORM DRAIN UTILITIES AT THREE (3) SITES AT ITS BID, \$33,478.61, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$36,826.

g. Contract for Repairs: 22B Hillside, 1st Reading 5 minutes Discussion/Action
SUGGESTED MOTION FOR 1ST READING: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO SIGN A CONTRACT WITH RICHARD K. GEHRING HOME IMPROVEMENTS, TO REPAIR THE UNIT LOCATED AT 22B HILLSIDE AS DIRECTED BY GREENBELT HOMES INC, AT A COST NOT TO EXCEED \$10,285.00 WHICH INCLUDES A 10% ALLOWANCE FOR UNFORESEEN CONTINGENCIES.

h. Contract for Repairs: 7U Hillside, 1st Reading 5 minutes Discussion/Action
SUGGESTED MOTION FOR 1ST READING: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO SIGN A CONTRACT WITH RICHARD K. GEHRING HOME IMPROVEMENTS TO REPAIR THE UNIT LOCATED AT 7U HILLSIDE, AS DIRECTED BY GREENBELT HOMES INC., AT A COST NOT TO EXCEED \$8,910.00 WHICH INCLUDES A 10% ALLOWANCE FOR UNFORESEEN CONTINGENCIES.

i. Contract for Repairs: 53B Ridge Road, 1st Reading 5 minutes Discussion/Action
SUGGESTED MOTION FOR 1ST READING: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO SIGN A CONTRACT WITH GILBERT GENERAL CONTRACTOR, TO REPAIR THE UNIT LOCATED AT 53B RIDGE AS DIRECTED BY GREENBELT HOMES INC., AT A COST NOT TO EXCEED \$11,990.00 WHICH INCLUDES A 10% ALLOWANCE FOR UNFORESEEN CONTINGENCIES.

7. Items of Information

1. RPC Regulations Affecting GHI Re: Erecting Antennas and Cell Towers (Attachment #4)
2. 2012 Regulations for Towing Vehicles at Community Associations in Maryland (Attachment #5)
3. Greenbelt City Council Discussion of 2Ct Laurel Hill/12Ct Hillside Playground Proposal at November 13 Meeting.
4. Board Work Plan & Committee Task Lists (Attachment #6)
5. 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.