

NOTICE OF MEETING AND AGENDA
GHI BOARD OF DIRECTORS

Thursday, February 28, 2013
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. *2013 Gutter Cleaning Contract, 2nd Reading* CA

FIRST SUGGESTED MOTION: THE BOARD OR DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO SIGN A CONTRACT WITH GILBERT CONSTRUCTION TO PERFORM SPRING CLEANING OF GUTTERS FOR ALL GHI HOMES AT ITS BID OF \$20,416.

SECOND SUGGESTED MOTION: THE BOARD OR DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO SIGN A CONTRACT WITH GILBERT CONSTRUCTION TO PERFORM FALL CLEANING OF GUTTERS FOR ALL GHI HOMES AT ITS BID OF \$23,809.

- b. Request from M&T Bank to Become a GHI Lender (Attachment #1) 15 minutes

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES OF M&T BANK TO PROVIDE SHARE LOANS FOR GHI MEMBERS AND DIRECTS STAFF TO ADD M&T BANK TO GHI'S LIST OF APPROVED LENDERS.

- c. Exception Request for Proposed Screened Porch, 8A Ridge (Attachment #2) 25 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW AN EXCEPTION FOR THE CONSTRUCTION OF THE SIDE YARD ADDITION OF 19'7" THAT IS GREATER THAN HALF THE DEPTH OF THE YARD.

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW AN EXCEPTION FOR THE CONSTRUCTION OF THE SIDE YARD ADDITION ROOF 21" ABOVE THE GARAGE ROOF THAT IS HIGHER THAN THE ORIGINAL STRUCTURE.

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW THE INSTALLATION OF A DOOR USING THE SAME MASONRY OPENING WHERE AN EXISTING WINDOW EXISTS.

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW AN EXCEPTION TO THE REQUIREMENT TO RECONNECT RAIN RUNOFF TO THE EXISTING STORM DRAIN SYSTEM, REQUIRING THAT THE MEMBER SUBMIT AN APPROPRIATE STORM RUNOFF PLAN THAT IS ACCEPTABLE TO GHI STAFF.

- d. Yard Line Certification: 12 Court Laurel Hill (Attachment #3) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE YARD PLATS FOR 12 LAUREL HILL ROAD AS PRESENTED [AND REVISED].

- e. Addition Maintenance Task Force Recommendations on Skylights (Attachment #4) 30 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD APPROVES OF THE ADDITION MAINTENANCE TASK FORCE RECOMMENDATIONS ON MODIFYING RULES REGARDING SKYLIGHTS AND REQUESTS THE MANAGER TO SUBMIT THE TASK FORCE'S REPORT TO THE MEMBERSHIP FOR COMMENT AND FEEDBACK FOR A PERIOD OF 30 DAYS.

- f. Review Task Force Recommendations on Unauthorized Rentals (Attachments 5 & 6) 30 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE PROCEDURES THAT WERE RECOMMENDED BY THE TASK FORCE FOR ADDRESSING UNAUTHORIZED RENTALS AS REVISED BY THE BOARD.

- g. Review Task Force Recommendations on Unoccupied Units (Attachment #7) 10 minutes Discussion/Action

EITHER

SUGGESTED MOTION #1: THE BOARD OF DIRECTORS APPROVES THE TASK FORCE'S RECOMMENDATIONS ON PROCEDURES FOR ADDRESSING THE ISSUES OF UNOCCUPIED UNITS AS REVISED BY THE BOARD.

OR

SUGGESTED MOTION #2: THE BOARD OF DIRECTORS REQUESTS THE MANAGER TO SUBMIT THE PROCEDURES FOR ADDRESSING UNOCCUPIED UNITS AS REVISED, TO THE GHI MEMBERSHIP FOR COMMENT OVER A 30 DAY PERIOD.

- h. Revision Regarding GHI Rules for Landscaping 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE REVISION TO THE GHI RULES §X.B. AND §X.C.2. AS INDICATED, TO CLARIFY THE INTENTION OF REQUIREMENTS FOR MEMBERS' PROPOSED LANDSCAPING CHANGES.

- i. Schedule a Date for Committee Training Program 5 minutes Action

No motion provided for this item.

7. Items of Information

- a. Board Action Plan and Committee Task List (Attachment #8)
- b. Monthly GHI and City Calendars (Attachment #9)

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.