

NOTICE OF MEETING AND AGENDA
GHI BOARD OF DIRECTORS

THURSDAY, MARCH 14, 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. *Approval of Minutes: February 14 (Attachment #1) CA
& February 21, 2013 (Attachment #2)*

- b. Yard Line Recommendations: 10 Ct Laurel Hill and 15 minutes Discussion/Action
8 Ct Ridge (Attachment #3)

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE YARD PLATS FOR 10 LAUREL HILL ROAD AS PRESENTED [AND REVISED].

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE YARD PLATS FOR 8 RIDGE ROAD AS PRESENTED [AND REVISED].

- c. 2013 Community Beautification Program 5 minutes Discussion/Action
(Attachments 4 & 5)

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE NEW INSPECTION FORM THAT WAS DEVELOPED BY STAFF FOR USE, DURING THE 2013 COMMUNITY BEAUTIFICATION INSPECTION PROGRAM.

- d. Smoke Free Buildings Task Force 30 minutes Discussion/Action
Recommendations (Attachment #6)

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS (OR/ACCEPTS WITH MODIFICATIONS) THE THREE RECOMMENDATIONS OF THE SPECIAL COMMITTEE ON SMOKE-FREE BUILDINGS AS PRESENTED AT THE MARCH 14, 2013 BOARD MEETING AND DIRECTS THAT IT BE INCLUDED IN THE ANNUAL MEETING NOTICE MAILING TO ALL MEMBERS, AND PRESENTED AT THE 2013 ANNUAL MEETING.

- e. Requests from Members to be Reimbursed for 5 minutes Discussion/Action
Items Installed Prior to the Community Upgrade

SUGGESTED MOTION: THE BOARD OF DIRECTORS REQUESTS THE FINANCE COMMITTEE TO DELIBERATE AND PROVIDE IT WITH RECOMMENDATIONS (INCLUDING PROS AND CONS) ON THE FOLLOWING BEFORE JUNE 30, 2013:

1. SHOULD A MEMBER BE REIMBURSED FOR UPGRADES MADE BY THE MEMBER PRIOR TO THE COMMUNITY UPGRADE PROGRAM?
2. IF SO, WHAT UPGRADES SHOULD BE ELIGIBLE FOR REIMBURSEMENT?
3. IF SO, WHEN SHOULD THE REIMBURSEMENT BE MADE?
4. IF SO, WHAT METHOD SHOULD BE USED FOR DETERMINING THE AMOUNT OF THE REIMBURSEMENT?
5. IF SO, SHOULD COMPONENTS BE REIMBURSED REGARDLESS OF WHEN THEY WERE INSTALLED OR SHOULD THERE BE A SPECIFIC CUT-OFF INSTALLATION DATE IF APPLYING FOR A REIMBURSEMENT?

- f. Review of 4th Quarter 2012 Financial Statements (Attachment #7) 10 minutes Discussion

No motion with item.

- g. Finance Committee Recommendation on Capital Contributions Policy 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ADOPTS THE POLICY TO ACCOUNT FOR MEMBER PAYMENTS DESIGNATED AS REPLACEMENT RESERVE AND ADDITION MAINTENANCE RESERVE CONTRIBUTIONS AS CONTRIBUTIONS DIRECTLY TO REPLACEMENT RESERVE AND ADDITION MAINTENANCE RESERVE EQUITY ACCOUNTS. REPLACEMENT RESERVE AND ADDITION MAINTENANCE RESERVE EXPENDITURES WILL BE ACCOUNTED FOR AS REDUCTIONS OF THEIR CORRESPONDING RESERVE ACCOUNTS.

- h. Finance Committee Recommendation on Equity Requirements for Refinancing 15 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES/DOES NOT APPROVE OF A POLICY TO ESTABLISH AN EQUITY REQUIREMENT OF A MINIMUM OF 20% OF THE APPRAISED VALUE OF THE UNIT AT THE TIME OF REFINANCING, IF CASH IS TAKEN OUT.

- i. Review Responses to Member Town Hall Questions (Attachment #7) 20 minutes Discussion

No motion with this item.

- j. Contract for Replacement of Roof for 135A Northway 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH HEARN INSULATION TO REPLACE THE FLAT ROOF AT 135A NORTHWAY AT ITS BID OF \$13,500, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$14,850.

- k. Review of Proposed Revisions to Sublease Policy (Attachments 9 & 10) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS REQUESTS THE MANAGER TO SUBMIT THE REVISED SUBLEASE POLICY TO THE GHI MEMBERSHIP FOR COMMENT OVER A 30 DAY PERIOD.

7. Items of Information

- a. American Chemistry Council Request to Make a Video of Attic and Crawlspace of Pilot Homes
- b. Greenbelt Community Foundation Award of \$2,000 to GHI
- c. Board Action Plan and Committee Task List (Attachment #11)
- d. 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 8-10, EVEN IF THE PRECEDING AGENDA ITEMS HAVE NOT BEEN COMPLETED, FOLLOWED BY EXECUTIVE SESSION, IF NEEDED.