

NOTICE OF MEETING AND AGENDA
GHI BOARD OF DIRECTORS

THURSDAY, MARCH 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. *Approval of Minutes: March 14, 2013 (Attachment #1)* CA

b. *Contract for Replacement of Roof at 135A Northway, 2nd Reading* CA

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, 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.

c. Exception Request for Screened Porch, 8A Ridge 15 minutes Discussion/Action
(Attachment #2)

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW AN EXCEPTION AT 8A RIDGE FOR THE CONSTRUCTION OF THE SIDE YARD ADDITION ROOF TO BE 21" HIGHER THAN THE ADJACENT GARAGE ROOF, WHICH IS AN ORIGINAL STRUCTURE.

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW AN EXCEPTION FOR THE INSTALLATION OF EITHER SEQUENTIA SUPER 600 FRP CORRUGATED FIBERGLASS PANELS OR SUNLITE TWIN WALL POLYCARBONATE 10mm PANELS OVER THE PROPOSED SCREENROOM AT 8A RIDGE.

d. Exception Request for Serviceside Entry Door, 4J 15 minutes Discussion/Action
Plateau Place (Attachment #3)

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW THE INSTALLATION OF A NONCOMPLIANT SERVICESIDE DOOR AT 4J PLATEAU, WITH THE CONDITION THAT THE DOOR WILL BE REPLACED DURING THE COMMUNITY-WIDE UPGRADE.

e. 2013 Community Beautification Program 15 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.

f. Membership Application Fees for Former Members 10 minutes Discussion/Action
Purchasing Another Unit

SUGGESTED MOTION: THE BOARD DIRECTS THAT FORMER MEMBERS OF GHI SHOULD BE CHARGED A MEMBERSHIP TRANSFER FEE INSTEAD OF A BUYER'S MEMBERSHIP FEE IF

THEY PURCHASE ANOTHER GHI UNIT WITHIN _____ MONTHS OF SELLING THEIR PREVIOUS UNIT.

- g. Proposed Revisions to GHI Employee Handbook 30 minutes Discussion/Action (Attachment #6)

SUGGESTED MOTION: THE BOARD OF DIRECTORS ENDORSES THE GHI EMPLOYEE HANDBOOK AS PRESENTED (OR AS REVISED) AT THE MARCH 28, 2012 BOARD MEETING, AND AUTHORIZES THE MANAGER TO DISSEMINATE THE EMPLOYEE HANDBOOK TO GHI STAFF.

7. Items of Information

- a. Board Action Plan and Committee Task List (Attachment #7)
- b. Monthly GHI and City Calendars (Attachment #8)

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.