

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, October 16, 2014

GHI BOARD ROOM

EXECUTIVE SESSION 7:00 PM

REGULAR SESSION (Open to Members) 7:30 PM

1. **Approval of Agenda**
2. **Report on Executive Session**
3. **Visitors and Members**
4. **Approval of Membership Applications**
5. **Committee Reports**

- Companion Animal Committee

6. **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.)

7. **For Action or Discussion**

- a. *Contract for External Auditing Services for Year 2014/2015 Audit/Preparation of Tax Returns, 2nd Reading* CA

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE PROPOSAL OF WEGNER LLP. MADISON, FOR SECOND READING AND FINAL PASSAGE, TO PERFORM THE CONSOLIDATED AUDIT FOR GHI AND GDC, AND PREPARE STATE AND FEDERAL TAX RETURNS FOR THE YEARS 2014 AND 2015 AT COSTS NOT TO EXCEED \$16,800 FOR 2014 AND \$17,640 FOR 2015.

- b. *Proposed Acquisition of an Electric Van for the Maintenance Department, 2nd Reading (Attachments 1a & 1b)* CA

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO PURCHASE ONE NEW VANTAGE ELECTRIC CARGO VAN WITH A LADDER RACK FROM THE WERRES CORPORATION AT A COST NOT TO EXCEED \$23,373.70 PLUS AN EXTRA \$200 FOR TAG AND TITLE FEES.

- c. *2014 Fall Concrete Contract, 2nd Reading* CA

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH JMR CONCRETE FOR THE FALL REPAIRS OF CONCRETE SIDEWALKS AT 27 SITES AT ITS BID, \$18,598.25, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$20,458.08.

- d. Yard Line Certification: 6 Court Crescent Road (Attachment #2) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] CERTIFY YARD PLATS FOR 6 CRESCENT AS PRESENTED.

- e. Buildings Committee Recommendation to Recruit Court Liaisons for the Homes Improvement Program (Attachment #3) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE BUILDINGS COMMITTEE TO RECRUIT VOLUNTEERS TO SERVE AS COURT LIAISONS, FOR THE PURPOSE OF CONTACTING MEMBERS TO COMMUNICATE INFORMATION THAT IS PERTINENT TO THE HOMES IMPROVEMENT PROGRAM.

- f. Review a "Greening GHI Landscape" Article Request Submitted by the Woodlands Committee (Attachment #4) 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE "GREENING GHI LANDSCAPE" ARTICLE THAT HAS BEEN PREPARED BY THE WOODLANDS COMMITTEE.

- g. Finance Committee's Recommendations Re: Unreserved Operating Funds That Might Be Available for the Homes Improvement Program (Attachments 5a & 5b) 15 minutes Discussion

No motion for this item.

- h. Finance Committee's Recommendations Re: Revisions to GHI's Delinquency Procedures (Attachments 6a & 6b) 20 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ADOPTS THE DELINQUENCY PROCEDURES AND FEE DELINQUENCY LETTERS THAT HAVE BEEN RECOMMENDED BY THE FINANCE COMMITTEE, IN ORDER TO COMPLY WITH THE PROVISIONS OF PARAGRAPHS 5-6B-30 AND 5-6B-31 OF MARYLAND SENATE BILL 865.

- i. Schedule a Work Session for the Board of Directors to Deliberate Recommendations for Building Envelope Improvements for the Homes Improvement Program 5 minutes Action

No motion for this item.

- j. CAI's Request for Community Associations to Oppose Bill H.R.4969 – Standards That Govern the Installation and Use of Amateur Radio Towers and Antennas (Attachments 7a & 7b) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS (DOES/ DOES NOT) OPPOSE BILL H.R. 4969 AND DIRECTS THE PRESIDENT TO SEND A LETTER TO GREENBELT'S CONGRESSIONAL REPRESENTATIVES ON GHI'S BEHALF URGING THEM NOT TO SUPPORT THE BILL.

- k. Proposed Establishment of a Historic Preservation Task Force (Attachment #8) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE FORMATION OF AN AD-HOC HISTORIC PRESERVATION TASKFORCE TO RECOMMEND "HOW TO FOSTER THE PRESERVATION OF HISTORIC ELEMENTS FOR THE GHI COMMUNITY" AND ACCEPTS THE PROPOSED CHARTER FOR AN AD HOC HISTORIC PRESERVATION TASKFORCE THAT HAS BEEN SUBMITTED.

- l. Proposal for a Partnership With Mortgage Lenders to Dispose Units Facing Foreclosure (Attachment #9) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE "PROPOSAL -- LENDER AND GHI PARTNERSHIP TO REPAIR AND SELL GHI HOMES FACING FORECLOSURE"(AS REVISED) THAT HAS BEEN SUBMITTED BY STAFF. THE BOARD OF DIRECTORS FURTHER AUTHORIZES THE MANAGER TO SEEK AGREEMENTS WITH MORTGAGE LENDERS FOR THE REPAIR AND RE-SALE OF GHI HOMES FACING FORECLOSURE, IN ACCORDANCE WITH THE TERMS OF THE PROPOSAL THAT HAS BEEN ACCEPTED BY THE BOARD.

8. Items of Information

- a. Board Action Plan Status & Committee Task List (Attachment #10)
b. Monthly GHI and City Calendars (Attachment #11)

9. President

10. Board Members

11. Manager

12. Executive Session

Ed James, Secretary

NOTE: AT 10:00 PM, THE BOARD WILL IMMEDIATELY MOVE TO ITEMS 9-11, EVEN IF THE PRECEDING AGENDA ITEMS HAVE NOT BEEN COMPLETED, FOLLOWED BY EXECUTIVE SESSION, IF NEEDED.