

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, November 6, 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 (Attachment #1)

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. *Approval of Minutes: October 2, 2014 (Attachment #2) CA*
and October 16, 2014 (Attachment #3)
- b. Proposed Installation of 21'x15' Concrete Patio in 10 minutes Discussion/Action
Garden Side Yard of 37D Ridge Road (Attachment #4)

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW PERMISSION TO INSTALL THE PROPOSED 15'X21' STAMPED CONCRETE PATIO IN THE GARDENSIDE OF 37D RIDGE ROAD.

- c. Buildings Committee Recommendations Re: Procedures 25 minutes Discussion/Action
for the Homes Improvement Program (Attachment #5)

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE BUILDINGS COMMITTEE'S RECOMMENDATIONS IN THE MEMORANDUM DATED SEPTEMBER 23RD 2014 (AS REVISED) REGARDING SOME OF THE PROCEDURES THAT SHOULD BE EMPLOYED DURING THE HOMES IMPROVEMENT PROGRAM.

- d. Buildings Committee Recommendations Re: Homes 20 minutes Discussion/Action
Improvement Program Outreach Strategy
(Attachment #6)

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE BUILDINGS COMMITTEE'S RECOMMENDATIONS IN THE MEMORANDUM DATED OCTOBER 21, 2014 (AS REVISED) REGARDING THE STRATEGIES GHI SHOULD EMPLOY FOR COMMUNICATING WITH GHI MEMBERS TOWARDS A MEMBERSHIP VOTE ON BUILDING ENVELOPE IMPROVEMENTS THAT ARE RECOMMENDED BY THE GHI BOARD.

- e. Buildings Committee Recommendations Re: Solar Water 20 minutes Discussion/Action
Heater Installation By Members (Attachment #7)

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ADOPT THE SOLAR HOT WATER HEATER REPORT AND RECOMMENDATIONS AS PRESENTED [AND REVISED], ALLOWING INDIVIDUAL INSTALLATIONS SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPLICATION, REVIEW, PERMIT ISSUANCE, AND FINAL INSPECTION BY GHI TECHNICAL SERVICES DEPT.
2. COUNTY AND CITY OF GREENBELT PERMIT ISSUANCE, AND INSPECTIONS AS REQUIRED THEREBY;
3. INSTALLATION TO BE PERFORMED BY LICENSED CONTRACTOR ACCEPTABLE TO GHI;
4. CONSIDERATION OF APPLICATION BY ARCHITECTURAL REVIEW COMMITTEE;
5. COST OF INSTALLATION TO BE BORNE BY MEMBER;
6. RESPONSIBILITY FOR MAINTENANCE OF SDWH SYSTEM TO BE BORNE BY MEMBER, INCLUDING REPAIR OF ANY DAMAGE TO GHI STRUCTURE(S) THAT RESULTS FROM INSTALLATION OR OPERATION OF SDWH EQUIPMENT.

- f. Proposed Employee Health Benefit Costs for 2015 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE CONTINUED FUNDING OF EMPLOYEE HSA ACCOUNTS AT 85% OF THE DEDUCTIBLE AND PAYMENT OF 90% OF THE PREMIUM COST FOR HEALTH AND DENTAL COVERAGE FOR THE 2015 BENEFIT YEAR.

- g. 2015 GHI Operating Budget, 1st Reading 30 minutes Discussion/Action
(Attachment #8)

SUGGESTED MOTION: THE BOARD OF DIRECTORS ADOPTS THE 2015 OPERATING BUDGET FOR FIRST READING IN THE AMOUNT OF \$ _____ WITH DEPRECIATION OF MEMBERS' HOMES IN THE AMOUNT OF \$642,658.

- h. Task Force Recommendations Re: Electric Charging Stations (Attachment #9) 15 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ADOPTS THE POLICY [AS REVISED], THAT HAS BEEN RECOMMENDED BY THE TASK FORCE IN THEIR REPORT TO THE BOARD DATED SEPTEMBER 2, 2014, TO ALLOW MEMBERS, AT THEIR INDIVIDUAL EXPENSE, TO INSTALL AN ELECTRIC VEHICLE SERVICE EQUIPMENT (EVSE) AT THEIR GHI UNIT.

- i. Request for Staff to Investigate and Report on Restoration of Working Capital 5 minutes Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS DIRECTS STAFF TO:

1. RESEARCH THE RAMIFICATIONS OF REINSTATING THE POLICY OF COLLECTING FROM EACH NEW MEMBER A CONTRIBUTION TO "WORKING CAPITAL" EQUAL TO 1% OF THE SALES PRICE OF THE MEMBERSHIP;
2. AND TO PREPARE A REPORT THAT INCLUDES:
 - AN EXPLANATION OF THE CONCEPT OF "WORKING CAPITAL";
 - HOW "WORKING CAPITAL" COLLECTED FROM MEMBERS MAY/MAY NOT BE USED;
 - THE EXTENT TO WHICH THESE FUNDS SHOULD REMAIN LIQUID;
 - RATIONALE FOR AND AGAINST THE COLLECTION OF "WORKING CAPITAL" FROM MEMBERS;
 - STAFF'S RECOMMENDATION RE THE REINSTATEMENT OF THE COLLECTION OF "WORKING CAPITAL" FROM MEMBERS.

8. Items of Information

- a. Veterans' Day Holiday
- b. Thank You Letter from Greenbelt Volunteer Fire Department (Attachment #10)
- c. Board Action Plan Status & Committee Task List (Attachment #11)
- d. Monthly GHI and City Calendars (Attachment #12)

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.