

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, December 4, 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**
 - a. Architectural Review Committee (Attachment #1)
 - b. Investment Committee (Attachment #2)
- 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 30 (Attachment #3), and November 6, 2014 (Attachment #4)* CA
 - b. *Contract for Surveying and Platting of Proposed City Right-of-Way Abandonments, 1st Reading (Attachment #5)* CA

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO AGREE TO THE PROPOSAL OF OYSTER, IMUS & PETZOLD FOR SURVEYING & ENGINEERING DRAWINGS FOR THE ABANDONMENT OF CITY RIGHT OF WAY AT 9/11/13 HILLSIDE, 35A RIDGE, 7J RESEARCH AT ITS FEE, \$10,200, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$11,220.

- c. 2015 Property & Business Owner's Insurance Policy Renewal, 1st Reading 10 minutes Discussion/Action

No motion for this item.

- d. Board of Directors' Recommendations Re: Building Envelope Improvements for the Homes Improvement Program (Attachments 6, 7 & 8) 75 minutes Discussion/Action

SUGGESTED MOTION #1: THE BOARD OF DIRECTORS RECOMMENDS THAT THE FOLLOWING BUILDING ENVELOPE IMPROVEMENTS SHOULD BE INSTALLED DURING THE HOMES IMPROVEMENT PROGRAM AS DESIGNATED IN TABLE 1 BELOW, TO BE PAID FOR BY EITHER GHI OR INDIVIDUAL MEMBERS WHO SELECT TO HAVE THEM. FURTHER, THE BOARD RESOLVES TO INCLUDE THE RECOMMENDED IMPROVEMENTS ON THE AGENDA FOR A SPECIAL MEMBERSHIP MEETING, WHERE MEMBERS WILL VOTE TO DECIDE WHICH IMPROVEMENTS WILL BE INSTALLED DURING THE HOMES IMPROVEMENT PROGRAM.

- e. Policy Defining Member Residency Requirements with Unit Rentals (Attachment #9) 15 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ADOPTS THE POLICY (AS REVISED) THAT HAS BEEN RECOMMENDED BY THE RENTAL TASKFORCE REGARDING A DEFINITION OF GHI MEMBER RESIDENCY REQUIREMENTS FOR UNIT RENTALS.

- f. 2015 GHI Budget Expenditure Authorization, 1st Reading 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES, FOR FIRST READING, EXPENDITURE AUTHORIZATION FOR THE 2015 OPERATING BUDGET IN THE AMOUNT OF \$10,253,626.00.

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.