

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, December 18, 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** (Comment Period)
4. **Approval of Membership Applications**
5. **Committee Reports**

- Communications Committee (Attachment #1)

6. **Consent Agenda**

(Items on the Consent Agenda will be approved as recommended by staff, subject to removal from the Consent Agenda by the Board.)

- a. *Approval of Minutes: November 20, 2014* CA
(Attachment #2)
- b. *2015 Property & Business Owner's Insurance Policy* CA
Renewal, 2nd Reading (Attachment #3)

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES FOR SECOND READING AND FINAL PASSAGE, THE EXPENDITURE OF \$603,600 FOR RENEWING GHI'S PROPERTY AND BUSINESS OWNERS' INSURANCE PACKAGE FOR 2015 AS PROPOSED BY POLKES & GOLDBERG INSURANCE CO.

- c. *2015 GHI Budget Expenditure Authorization, 2nd* CA
Reading

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

7. **For Action or Discussion**

- a. ARC's Recommendation for Changes to Rules 15 minutes Discussion/Action
Re: Door Colors

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE THE RULES REVISIONS PROPOSED BY ARC FOR COLORS FOR ENTRY DOORS [AS REVISED].

- b. ARC's Recommendation for Changes to Rules 10 minutes Discussion/Action
Re: Tree Removals by Members

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE THE RULES REVISIONS PROPOSED BY ARC REGARDING TREES THAT MEMBERS WISH TO REMOVE FOR THEIR CONVENIENCE.

- c. ARC's Recommendation for Changes to Rules 20 minutes Discussion/Action
Re: Privacy Screens

SUGGESTED MOTION: THE BOARD OF DIRECTORS DIRECTS STAFF TO DISTRIBUTE ARC'S PROPOSED [AND THE BOARD'S REVISED] RULES REVISIONS FOR PRIVACY SCREENS TO THE GHI COMMUNITY FOR 30-DAY REVIEW & FEEDBACK, AND RETURN THE RESULTS TO THE BOARD.

- d. Review Final MOU for Installation of an Electric Charging Station by Member of 62H Ridge in City Right-of-Way 5 minutes Discussion/Action
(Attachment #4)

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE FINAL MEMORANDUM OF UNDERSTANDING THAT HAS BEEN APPROVED BY THE GREENBELT CITY COUNCIL REGARDING THE INSTALLATION OF AN ELECTRIC CHARGING STATION IN THE CITY RIGHT-OF-WAY BY THE MEMBER OF 62H RIDGE RD AND AUTHORIZES THE MANAGER TO SIGN IT ON GHI'S BEHALF.

- e. Buildings Committee Recommendation Re: Policy for Solar Domestic Hot Water Panel Installations (Attachment #5) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE SOLAR HOT WATER HEATER REPORT AS PRESENTED BY THE BUILDINGS COMMITTEE (AND REVISED) AND ADOPTS THE FOLLOWING POLICY GUIDELINES FOR ALLOWING INDIVIDUAL MEMBERS TO INSTALL SOLAR DOMESTIC WATER HEATING SYSTEMS:

THE BOARD OF DIRECTORS WILL APPROVE INSTALLATION OF SOLAR DOMESTIC WATER HEATING (SDWH) SYSTEMS BY INDIVIDUAL MEMBERS FOR THEIR UNITS, WHERE APPROPRIATE, SUBJECT TO THE FOLLOWING REQUIREMENTS:

1. APPLICATION, REVIEW, PERMIT ISSUANCE, AND FINAL INSPECTION BY GHI TECHNICAL SERVICES DEPT.;
2. INSTALLATION TO BE ALLOWED ONLY IF THERE ARE AT LEAST (10) YEARS' LIFE REMAINING ON EXISTING ROOF;
3. COUNTY AND CITY OF GREENBELT PERMIT ISSUANCE, AND INSPECTIONS AS REQUIRED THEREBY;
4. INSTALLATION TO BE PERFORMED BY LICENSED CONTRACTOR ACCEPTABLE TO GHI;
5. APPROVAL OF APPLICATION BY BOARD OF DIRECTORS;
6. COST OF INSTALLATION TO BE BORNE BY MEMBER;
7. 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.
8. COST OF REMOVING/REINSTALLING SOLAR COLLECTOR TO BE BORNE BY MEMBER, SHOULD ROOF NEED TO BE REPLACED OR REPAIRED BY GHI.
9. PURCHASE AND MAINTENANCE IN FORCE BY MEMBER OF AN HO-6 INSURANCE POLICY THAT INCLUDES COVERAGE FOR THE SDWH EQUIPMENT.

- f. Review Minutes for 2014 Annual Membership Meeting (Attachment #6) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE DRAFT MINUTES FOR THE 2014 ANNUAL MEMBERSHIP MEETING AS PRESENTED.

- i. 2015-17 Waste Disposal Contract, 1st Reading 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH REPUBLIC SERVICES-ALLIED WASTE FOR WASTE REMOVAL AT GREENBELT HOMES AT ITS BID OF \$94.50/MONTH FOR GENERAL WASTE, WITH 4% ESCALATION FOR THE 2nd CONTRACT YEAR.

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH ENVIRONMENTAL ALTERNATIVES FOR WASTE REMOVAL AT GREENBELT HOMES AT ITS BID OF \$380/LOAD FOR 30 CU.YD. PLUS \$65/TON OVER % TONS, CO-MINGLED GENERAL WASTE & RECYCLABLES, FIRM FOR THE 2nd CONTRACT YEAR.

- h. 2015-17 Rub Re-glazing Contract, 1st Reading 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH PORCELAIN TUB RESTORATION FOR THE REGLAZING OF GHI TUBS AT ITS BID OF \$230/TUB, \$60/STRIPPING, \$50/TUB DRAIN REMOVAL, WITH 7% ESCALATION FOR THE 2nd CONTRACT YEAR, FOR A TOTAL NOT TO EXCEED \$15,000 IN 2015, AND BUDGETED AMOUNTS FOR THE FUTURE YEAR OF THE CONTRACT.

- i. Proposed Purchase of a Tractor for Snow Removal, 1st Reading (Attachment #7) 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO PURCHASE ONE KUBOTA BX25DLB TRACTOR WITH LOADER, BACKHOE AND A QUICK HITCH 60" HYDRAULIC ANGLE FRONT PLOW BLADE FROM WINCHESTER EQUIPMENT CO. FOR A COST NOT TO EXCEED \$19,244.00.

8. Items of Information

- a. DCHD Launches a \$100million Initiative for Home Buyers in P.G. County (Attachment #8)
- b. Holiday Closing Schedule
- c. Board Action Plan Status & Committee Task List (Attachment #9)
- d. Monthly GHI and City Calendars (Attachment #10)

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.