

**NOTICE OF MEETING AND AGENDA**

**GHI BOARD OF DIRECTORS**

Thursday, January 22, 2015

**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**
  - Marketing 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: December 18, 2014* CA  
*(Attachment #2)*

7. **For Action or Discussion**
  - a. Yard Line Certification: 1A-D Ridge Road 15 minutes Discussion/Action  
*(Attachment #3)*

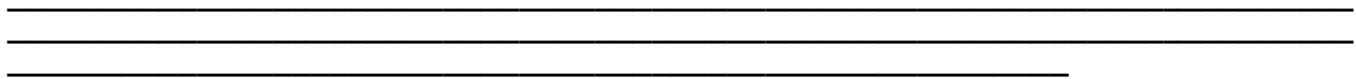
**SUGGESTED MOTION:** THE BOARD OF DIRECTORS [DOES/DOES NOT] CERTIFY YARD PLATS FOR 1A-D RIDGE ROAD AS PRESENTED.

- b. Communications Committee Recommendation Re: Revised Media Policy (Attachments 4 & 5) 20 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS ADOPTS THE GHI MEDIA POLICY – DECEMBER 2014 (AS REVISED) THAT HAS BEEN RECOMMENDED BY THE COMMUNICATIONS COMMITTEE.

- c. Marketing Committee’s Recommendations For a New Pre-Purchase Orientation Video (Attachments 6 & 7) 45 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS ACCEPTS THE DRAFT POWERPOINT PRESENTATION FOR A NEW PRE-PURCHASE ORIENTATION VIDEO CREATED BY THE MARKETING COMMITTEE AND AUTHORIZES THE COMMITTEE TO FULLY DEVELOP THE NEW VIDEO BY INCLUDING THE FOLLOWING REVISIONS:



- d. Investment Committee’s Report to the Board of Directors (Attachment #8) 15 minutes Discussion/Action

No motion with this item.

- e. Proposed Rules’ Changes for Control of Invasive Plants in Yards (Attachment #9) 15 minutes Discussion/Action

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

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE DISCLOSURE IN LIEU OF COMPLIANCE TO THE RULES FOR INVASIVES AT RESALE.

- f. Proposal for Board to Consider Recommendation for Heating/Cooling Systems for HIP in Spring 2015 5 minutes Discussion/Action

No motion with this item.

- g. Proposed Pay-off of Mortgage Loan to Release a Lien on 8G Research 5 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER TO PAY THE AMOUNT OF \$\_\_\_\_\_ TO THE MORTGAGE LENDER, TO SECURE THE RELEASE OF ITS LIEN ON 8G RESEARCH RD; PROVIDED THAT THE MORTGAGE LENDER PAYS ALL OUTSTANDING COOP FEES FOR THE UNIT AT THE TIME OF THE MORTGAGE LOAN PAY-OFF.

- h. Contract for Repairs to 8G Research Road, 1<sup>st</sup> Reading 5 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO SIGN A CONTRACT WITH MAXWELL PAINTING AND WALLCOVERING TO REPAIR 8G RESEARCH RD AS DIRECTED BY GREENBELT HOMES INC., AT ITS BID OF \$9,670.00, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$10,637.00.

- i. Contract for Repairs to 30B Ridge Road, 1<sup>st</sup> Reading 5 minutes Discussion/Action

**SUGGESTED MOTION:** THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO SIGN A CONTRACT WITH RAINBOW INTERNATIONAL RESTORATION TO REPAIR THE UNIT LOCATED AT 30B RIDGE RD AS DIRECTED BY GREENBELT HOMES INC., AT ITS BID OF \$15,890.00 PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$17,480.00.

**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.