

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, February 12, 2015

GHI BOARD ROOM

EXECUTIVE SESSION 6:30 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**
- 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: January 8, 2015 (Attachment #1), CA
and January 22, 2015 (Attachment #2)

7. For Action or Discussion

- a. Proposed Service Side Addition, 1E Northway 25 minutes Discussion/Action
(Attachment #3)

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW EXCEPTIONS FOR THE PROPOSED 8' SERVICESIDE DEPTH AND AWNING WINDOWS OF THE PROPOSED ADDITION, AND PERMITS THE REQUESTING MEMBER TO CONSTRUCT THE SERVICESIDE & END ADDITION AT 1E NORTHWAY.

- b. Proposed Online Payment Agreement with Paylease 15 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] DIRECT STAFF TO ENTER INTO THE ONLINE PAYMENT PROCESSING AGREEMENT WITH PAYLEASE AND COMMUNICATE THE CHANGE TO THE MEMBERSHIP PROVIDING THEM AT LEAST A 30-DAY NOTICE.

- c. Staff's Report on Ramifications of Reinstating Working Capital Contributions from New Members 30 minutes Discussion/Action
(Attachment #4)

No motion with this item.

- d. Proposed Pay-Off of Mortgage Loan to Release Lien on 8G Research 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER TO PAY THE AMOUNT OF \$46,875.25 TO THE MORTGAGE LENDER, TO SECURE THE RELEASE OF ITS LIEN ON 8G RESEARCH ROAD, PROVIDED THAT THE MORTGAGE LENDER PAYS ALL OUTSTANDING CO-OP FEES FOR THE UNIT AT THE TIME OF THE MORTGAGE LOAN PAY-OFF.

- e. Schedule Manager's Annual Performance Evaluation 2 minutes Discussion/Action
- No motion with this item.

- f. 2015 Spring and Fall Gutter Cleaning Contract, 1st Reading 5 minutes Discussion/Action

FIRST SUGGESTED MOTION: THE BOARD OR DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH DGC CLEANING SERVICES TO PERFORM SPRING CLEANING OF GUTTERS FOR GHI BRICK HOMES AT ITS BID OF \$5,240.

SECOND SUGGESTED MOTION: THE BOARD OR DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH DGC CLEANING SERVICES TO PERFORM FALL CLEANING OF GUTTERS FOR GHI FRAME, BRICK, AND BLOCK HOMES AT ITS BID OF \$24,460.

THIRD SUGGESTED MOTION: THE BOARD OR DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH GILBERT CONSTRUCTION TO PERFORM SPRING CLEANING OF GUTTERS FOR GHI FRAME AND BLOCK HOMES, AND DETACHED GARAGES AT ITS BID OF \$18,419.

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g. Masonry Crack Repair Contract, 1st Reading 5 minutes Discussion/Action

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FOURTH SUGGESTED MOTION: THE BOARD OR DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH GILBERT CONSTRUCTION TO PERFORM FALL CLEANING OF GUTTERS FOR DETACHED GARAGES AT ITS BID OF \$2,240.

g. Masonry Crack Repair 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 AMERICAN EXTERIORS, INC. FOR MASONRY REPAIRS AT 8 LOCATIONS, WITH A 10% CONTINGENCY, FOR A COST NOT TO EXCEED \$39,765.

h. Contract for Repairs to 8G Research Road, 1st 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 RIDGE RD AS DIRECTED BY GREENBELT HOMES INC., AT ITS BID OF \$9,670, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$10,637.00.

i. Contract for Preparing Specifications for Crawl Space Improvements Project, 1st Reading (Attachment #5) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH HOME IMPROVEMENT RESEARCH LABS FOR PREPARATION OF SPECIFICATIONS, TESTING, AND MONITORING OF CRAWL SPACES AT 4 LOCATIONS, WITH A 10% CONTINGENCY, FOR A COST NOT TO EXCEED \$40,040.

8. Items of Information

- a. WMCCAI Conference & Expo (Attachment #6)
- b. Presidents' Day Holiday
- c. Board Action Plan Status & Committee Task List (Attachment #7)
- d. Monthly GHI and City Calendars (Attachment #8)

9. President

10. Board Members

11. Manager

12. Executive Session

Ed James, Secretary

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NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, February 12, 2015

GHI BOARD ROOM

EXECUTIVE SESSION 6:30 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**
- 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: January 8, 2015 (Attachment #1), CA
and January 22, 2015 (Attachment #2)

7. For Action or Discussion

- a. Proposed Service Side Addition, 1E Northway 25 minutes Discussion/Action
(Attachment #3)

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] ALLOW EXCEPTIONS FOR THE PROPOSED 8' SERVICESIDE DEPTH AND AWNING WINDOWS OF THE PROPOSED ADDITION, AND PERMITS THE REQUESTING MEMBER TO CONSTRUCT THE SERVICESIDE & END ADDITION AT 1E NORTHWAY.

- b. Proposed Online Payment Agreement with Paylease 15 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] DIRECT STAFF TO ENTER INTO THE ONLINE PAYMENT PROCESSING AGREEMENT WITH PAYLEASE AND COMMUNICATE THE CHANGE TO THE MEMBERSHIP PROVIDING THEM AT LEAST A 30-DAY NOTICE.

- c. Staff's Report on Ramifications of Reinstating Working Capital Contributions from New Members 30 minutes Discussion/Action
(Attachment #4)

No motion with this item.

- d. Proposed Pay-Off of Mortgage Loan to Release Lien on 8G Research 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER TO PAY THE AMOUNT OF \$46,875.25 TO THE MORTGAGE LENDER, TO SECURE THE RELEASE OF ITS LIEN ON 8G RESEARCH ROAD, PROVIDED THAT THE MORTGAGE LENDER PAYS ALL OUTSTANDING CO-OP FEES FOR THE UNIT AT THE TIME OF THE MORTGAGE LOAN PAY-OFF.

- e. Schedule Manager's Annual Performance Evaluation 2 minutes Discussion/Action
- No motion with this item.

- f. 2015 Spring and Fall Gutter Cleaning Contract, 1st Reading 5 minutes Discussion/Action

FIRST SUGGESTED MOTION: THE BOARD OR DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH DGC CLEANING SERVICES TO PERFORM SPRING CLEANING OF GUTTERS FOR GHI BRICK HOMES AT ITS BID OF \$5,240.

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