

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, February 26, 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**
 - Companion Animal 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. *2015 Spring and Fall Gutter Cleaning Contract, 2nd Reading* CA

FIRST SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, 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 OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, 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 OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, 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.

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

- b. *Masonry Crack Repair Contract, 2nd Reading* CA

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, 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.

- c. *Contract for Repairs to 8G Research Road, 2nd Reading* CA

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, 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.

- d. *Contract for Preparing Specifications for Crawl Space Improvements Project, 2nd Reading (Attachment #2)* CA

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, 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.

7. For Action or Discussion

- a. Approval of Minutes: January 29, 2015 (Attachment #3) 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE MINUTES FROM THE JANUARY 29, 2015 SPECIAL MEETING (WITH REVISIONS).

- b. Proposed Revisions to Rules for Privacy Screens (Attachment #4) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS DIRECTS THE ARCHITECTURAL REVIEW COMMITTEE TO REVIEW COMMUNITY COMMENTS FOR PRIVACY SCREENS; CONSIDER INCORPORATION AS APPROPRIATE, AND RETURN THE RESULTS TO THE BOARD.

OR

SUGGESTED MOTION: THE BOARD OF DIRECTORS ADOPTS THE PROPOSED REVISIONS [AS REVISED] TO GHI RULES FOR PRIVACY SCREENS.

- c. Member Outreach Committee's Report Re: How to Increase Member Involvement (Attachment #5) 30 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE MEMBER OUTREACH COMMITTEE'S REPORT DATED FEBRUARY 10, 2015, ABOUT HOW TO INCREASE MEMBER INVOLVEMENT.

- d. Proposal to Reinstate Policy of Collecting Working Capital Contributions from New Members (Attachment #6) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE REINSTATEMENT OF THE POLICY OF COLLECTING FROM EACH NEW MEMBER A CONTRIBUTION TO WORKING CAPITAL, AND DIRECTS THAT WITH EFFECT FROM MARCH 31ST 2015 EACH NEW MEMBER SHALL BE REQUIRED TO MAKE A WORKING CAPITAL CONTRIBUTION EQUIVALENT TO 1% OF THE PURCHASE PRICE OF HIS/HER UNIT.

- e. Proposal to Hire Manager for Homes Improvement Program (Attachments #7 & 8) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS (*DOES AUTHORIZE/DOES NOT AUTHORIZE*) THE MANAGER TO HIRE A DIRECTOR TO MANAGE ALL CONSTRUCTION ACTIVITIES FOR THE HOMES IMPROVEMENT PROGRAM AND TO PAY THE DIRECTOR A SALARY THAT IS WITHIN THE GRADE H CATEGORY OF GHI'S ADMINISTRATIVE PAY SCALE.

- f. Review 4th Quarter Financial Statements (Attachment #9) 15 minutes Discussion/Action

No motion with this item.

- g. Review Draft Responses to Questions from Jan 25th Townhall Meeting (Attachment #10) 40 minutes Discussion/Action

No motion with this item.

8. Items of Information

- a. Board Action Plan Status & Committee Task List (Attachment #11)
b. 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.