

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, March 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**
 - 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.)
- 7. For Action or Discussion**
 - a. Approval of Minutes: February 12, 2015 5 minutes Discussion/Action
 (Attachment #2)

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE MINUTES FROM THE FEBRUARY 12, 2015 MEETING [WITH REVISIONS].

- b. Board's Recommendations to the Membership Re: 45 minutes Discussion/Action
 Heating/Cooling Systems for the Homes Improvement Program (Attachments 3-5)

SUGGESTED MOTION: THE BOARD OF DIRECTORS RECOMMENDS THAT THE FOLLOWING BUILDING HEATING /COOLING IMPROVEMENTS SHOULD BE INSTALLED DURING THE HOMES IMPROVEMENT PROGRAM AS DESIGNATED IN THE TABLE 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 MEMBERSHIP MEETING, WHERE MEMBERS WILL VOTE TO DECIDE WHICH IMPROVEMENTS WILL BE INSTALLED DURING THE HOMES IMPROVEMENT PROGRAM.

Home Type	Improvement	To Be Paid By GHI	Member Opt-in	Board Vote	
				For	Against
Brick	Ductless split system heat pump				
	Wiring & thermostats				
	Ceiling heater				
Block	Ductless split system heat pump				
	Wiring & thermostats				
	Ceiling heater				
Frame	Ductless split system heat pump				
	Wiring & thermostats				
	Ceiling heater				

- c. Questions Re: Components to be Installed During the Homes Improvement Program 45 minutes Discussion/Action

SUGGESTED MOTION #1: THE BOARD OF DIRECTORS STIPULATES THAT FOR ONE-BEDROOM FRAME UNITS; VINYL SIDING WITH WALL INSULATION SHALL ONLY BE INSTALLED ON CONTIGUOUS UPPER AND LOWER LEVEL UNITS DURING THE HOMES IMPROVEMENT PROGRAM.

SUGGESTED MOTION #2A: THE BOARD OF DIRECTORS (*DOES APPROVE / DOES NOT APPROVE*) THE INCLUSION OF NEW STORM DOORS AS A MEMBER OPT-IN ITEM TO BE INSTALLED BY GHI AT THE MEMBER'S EXPENSE, DURING THE HOMES IMPROVEMENT PROGRAM.

SUGGESTED MOTION #2B: THE BOARD OF DIRECTORS (*DOES APPROVE / DOES NOT APPROVE*) OF GHI GRANTING LOANS TO MEMBERS WHO DESIRE TO HAVE GHI INSTALL NEW STORM DOORS ON THEIR UNITS DURING THE HOMES IMPROVEMENT PROGRAM.

SUGGESTED MOTION #2C: THE BOARD OF DIRECTORS STIPULATES THAT (*MEMBERS / GHI*) SHALL BE RESPONSIBLE FOR THE FUTURE MAINTENANCE OF NEW STORM DOORS THAT GHI INSTALLS ON MEMBERS' UNITS DURING THE HOMES IMPROVEMENT PROGRAM.

SUGGESTED MOTION #3A: THE BOARD OF DIRECTORS (*DOES APPROVE/DOES NOT APPROVE*) THE INCLUSION OF KITCHEN EXHAUST FANS AS A MEMBER OPT-IN ITEM TO BE INSTALLED BY GHI AT THE MEMBER'S EXPENSE DURING THE HOMES IMPROVEMENT PROGRAM.

SUGGESTED MOTION #3B: THE BOARD OF DIRECTORS STIPULATES THAT (MEMBERS / GHI) SHALL BE RESPONSIBLE FOR THE FUTURE MAINTENANCE OF KITCHEN EXHAUST FANS THAT GHI INSTALLS IN MEMBERS' UNITS DURING THE HOMES IMPROVEMENT PROGRAM.

SUGGESTED MOTION #4: THE BOARD OF DIRECTORS DIRECTS THE ARCHITECTURAL REVIEW COMMITTEE TO RECOMMEND COLOR CHOICES FOR SIDING TO BE INSTALLED ON FRAME AND BLOCK HOMES DURING THE HOMES IMPROVEMENT PROGRAM. THE BOARD REQUESTS THE COMMITTEE TO SUBMIT ITS RECOMMENDATION ON OR BEFORE _____.

SUGGESTED MOTION #5: THE BOARD OF DIRECTORS (DOES APPROVE/DOES NOT APPROVE) THE FOLLOWING TWO CONFIGURATIONS FOR WINDOW INSTALLATIONS DURING THE HOMES IMPROVEMENT PROGRAM:

- a) A CASEMENT WINDOW IN A KITCHEN (FOR UNITS SO CONFIGURED) IF A MEMBER OPTS NOT TO INSTALL CASEMENT WINDOWS ELSEWHERE IN THE UNIT.
- b) CASEMENT WINDOWS DOWNSTAIRS AND SLIDER WINDOWS UPSTAIRS IN BLOCK AND BRICK UNITS.

- d. Review Draft Minutes of November 18, 2014 Special Membership Meeting (Attachment #6) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE DRAFT MINUTES [AS REVISED] FOR THE SPECIAL MEMBERSHIP MEETING THAT WAS HELD ON NOVEMBER 18, 2014.

- e. Requests for Contributions from External Organizations (Attachments 7-10) 10 minutes Discussion/Action

SUGGESTED MOTION #1: THE BOARD OF DIRECTORS APPROVES A CONTRIBUTION OF \$ 100 TO THE GREENBELT COOPERATIVE ALLIANCE.

SUGGESTED MOTION #2: THE BOARD OF DIRECTORS APPROVES A CONTRIBUTION OF \$_____ TO THE GREENBELT COMMUNITY FOUNDATION.

SUGGESTED MOTION #3: THE BOARD OF DIRECTORS APPROVES A CONTRIBUTION OF \$_____ TO THE GREENBELT RELIEF FUND THROUGH THE MISHKAN TORAH SYNAGOGUE.

SUGGESTED MOTION #4: THE BOARD OF DIRECTORS APPROVES A CONTRIBUTION OF \$_____ TO THE GREENBELT NURSERY SCHOOL.

8. Items of Information

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