

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, March 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**
- 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 26, 2015 5 minutes Discussion/Action
(Attachment #1)

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE MINUTES FROM THE FEBRUARY 26, 2015 MEETING [WITH REVISIONS].

- b. Woodlands Committee Report to the Board 5 minutes Discussion/Action
(Attachment #2)

No motion with this item.

- c. Yard Line Certification: 53A-R Ridge Road 10 minutes Discussion/Action
(Attachment #3)

SUGGESTED MOTION:

THE BOARD OF DIRECTORS [DOES/DOES NOT] CERTIFY YARD PLATS FOR 53A-R RIDGE ROAD AS PRESENTED, RECOGNIZING THAT THE DEPTHS FOR THE GARDENSIDE YARDS OF 53G-K RIDGE IN THE PLATS, REPRESENT AN EXCEPTION TO EXISTING RULES THAT STIPULATE A MAXIMUM GARDENSIDE YARD DEPTH OF 75 FEET FOR MASONRY AND FRAME HOMES.

- d. Yard Line Certification: 10-U Southway 10 minutes Discussion/Action
(Attachment #4)

SUGGESTED MOTION:

THE BOARD OF DIRECTORS [DOES/DOES NOT] CERTIFY YARD PLATS FOR 10U SOUTHWAY AND ADJACENT BOILER ROOM AS PRESENTED.

- e. Review Member Request to Construct a Serviceside 25 minutes Discussion/Action
Addition at 1E Northway (Attachment #5)

SUGGESTED MOTION:

THE BOARD OF DIRECTORS [DOES APPROVE /DOES NOT APPROVE] EXCEPTIONS TO GHI'S RULES, THEREBY ALLOWING THE MEMBER OF 1E NORTHWAY TO CONSTRUCT A SERVICESIDE & END ADDITION WITH A 8' SERVICESIDE DEPTH AND CEMENT BOARD UNDER SERVICESIDE WINDOWS AND ON THE STORAGE UNIT OF THE ADDITION.

- f. Proposed Changes to Rules for Control of Invasive 15 minutes Discussion/Action
Plants in Yards (Attachment #6)

SUGGESTED MOTION:

THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE THE RULES REVISIONS PROPOSED BY ARC FOR CONTROL OF INVASIVE PLANTS [AS REVISED].

SUGGESTED MOTION:

THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE DISCLOSURE IN LIEU OF COMPLIANCE WITH THE RULES FOR CONTROL OF INVASIVE PLANTS AT RESALE.

- g. 2014/15 Community Beautification Program (Attachment #7 & 8) 15 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE USE OF THE INSPECTION FORM (AS PRESENTED) THAT THAT WILL BE USED BY GHI'S INSPECTOR DURING THE 2015 COMMUNITY BEAUTIFICATION INSPECTION PROGRAM.

- h. Review Draft Minutes of November 18th Special Membership Meeting (Attachment #9) 15 minutes Discussion/Action

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

- i. Contract for Conversion of 10-U Southway Boiler Room to a Storage Room, 1st Reading 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH GILBERT GENERAL CONTRACTORS, FOR THE CONVERSION OF THE BOILER ROOM AT 10U SOUTHWAY TO STORAGE UNITS AT ITS BID OF \$21,000, PLUS 15% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$24,150.

- j. Roof Repair Contract for 8 Woodland Way, 1st Reading 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH KATCHMARK CONSTRUCTION TO REPLACE THE FLAT ROOF AT 8 WOODLAND WAY AT ITS BID OF \$13,688, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$15,057.

- k. 2015 Spring Concrete 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 JMR CONCRETE CONSTRUCTION FOR THE SPRING REPAIRS OF CONCRETE SIDEWALKS AT 31 SITES AT ITS BID OF \$21,868, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$24,055.

- l. Contract for Repairs to 24-R Ridge Road, 1st Reading 5 minutes Discussion/Action

SUGGESTED MOTION - 1ST READING: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER FOR FIRST READING TO SIGN A CONTRACT WITH GILBERT GENERAL CONTRACTOR TO REPAIR 24-R RIDGE RD AS DIRECTED BY GREENBELT HOMES INC., AT ITS BID OF \$ 17,700.00 PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$ 19,470.00.

- m. Renewal of Information Technology Services Contract, 1st Reading (Attachment #10) 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO RENEW THE IT SUPPORT AND BACKUP SERVICES' CONTRACT WITH FEDSOLUTIONS AT A MONTHLY COST OF \$2,548 FOR A FURTHER ONE-YEAR PERIOD, AFTER EXPIRY OF THE CURRENT CONTRACT.

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.