

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, April 9, 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.)

- a. *Contract for Conversion of 10U Southway Boiler Room to a Storage Room, 2nd Reading*

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

- b. *Roof Repair Contract for 8 Woodland Way, 2nd Reading*

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

- c. *2015 Spring Concrete Repair Contract, 2nd Reading*

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

- d. *Contract for Repairs to 24R Ridge Road, 2nd Reading*

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO SIGN A CONTRACT WITH GILBERT GENERAL CONTRACTOR TO REPAIR 24R 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.

- e. *Renewal of IT Contract, 2nd Reading (Attachment #1)*

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

7. For Action or Discussion

- a. Approval of Minutes: March 12, 2015 5 minutes Discussion/Action
(Attachment #2)

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

- b. Reconsider Whether to Include Sealing of Attics in Frame/Brick Units as a Required Item for the Homes Improvement Program 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS RESCINDS THE RECOMMENDATION CONTAINED IN ITS MOTION DATED DECEMBER 4, 2014 THAT THE FOLLOWING ITEMS SHOULD BE INSTALLED AS REQUIRED COMPONENTS DURING THE HOMES IMPROVEMENT PROGRAM:

- BRICK UNITS - AIR-SEAL ATTIC PERIMETER, INSULATE AND INSTALL GASKETS AROUND ATTIC HATCHES.
- FRAME UNITS -AIR-SEAL ATTIC PERIMETER, INSULATE AND INSTALL GASKETS AROUND ATTIC HATCHES, INSTALL INSULATING HATCH COVERS OVER PULL-DOWN ATTIC STAIRS.

FURTHER, THE BOARD OF DIRECTORS RECOMMENDS THAT THE ABOVE-MENTIONED ITEMS SHOULD BE OFFERED AS OPTIONAL COMPONENTS DURING THE HOMES IMPROVEMENT PROGRAM, TO BE SELECTED AND PAID FOR BY INDIVIDUAL MEMBERS.

- c. Estimated Costs for the Homes Improvement Program (Attachments 3 & 4) 45 minutes Discussion/Action

No motion on this item.

- d. Proposal for Financing Crawlspace Improvements for the Homes Improvement Program (Attachment #5) 30 minutes Discussion/Action

No motion on this item.

- e. Consideration of Board Motions to be Submitted to the Membership Re: Homes Improvement Program (Attachment #6) 30 minutes Discussion/Action

No motion on this item.

- f. Review 2013 Investment Committee Report (Attachment #7) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS THE 2014 INVESTMENT PERFORMANCE REPORT THAT WAS PREPARED BY THE INVESTMENT COMMITTEE AND DIRECTS THAT IT BE INCLUDED IN THE 2014-15 ANNUAL REPORT THAT WILL BE DISTRIBUTED TO THE MEMBERSHIP.

- g. Proposed 2015 Annual Meeting Agenda (Attachment #8) 10 minutes Discussion/Action

- h. Revisions to Financial Delinquency Letters (Attachment #9) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ACCEPTS STAFF'S RECOMMENDATIONS FOR CHANGES TO GHI'S M-3 AND M-4 LETTERS THAT WILL BE SENT TO MEMBERS WHO ARE DELINQUENT IN PAYING THEIR COOP FEES.

- i. GHI Holiday Schedule: Substitution of December 24th as a Replacement for July 4th 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS DESIGNATES DECEMBER 24, 2015 AS A HOLIDAY FOR GHI STAFF IN LIEU OF JULY 4, 2015, WHICH FALLS ON A SATURDAY FOLLOWING A COMPRESSED WORK WEEK FRIDAY WHEN GHI OFFICES WILL BE CLOSED.

8. Items of Information

- a. Community Wide Open House on May 17th
- b. Board Action Plan Status & Committee Task List (Attachment #10)
- c. 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.