

NOTICE OF MEETING AND AGENDA

GHI BOARD OF DIRECTORS

Thursday, May 7, 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.)

7. For Action or Discussion

- a. Approval of Minutes: April 9, 2015 (Attachment #1) 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES THE MINUTES FROM THE APRIL 9, 2015 MEETING [WITH REVISIONS].

- b. Yard Line Certification: 10A-T, V-X Southway 10 minutes Discussion/Action
(Attachment #2)

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] CERTIFY YARD PLATS FOR 10A-T AND V-X SOUTHWAY AS PRESENTED.

- c. Communication Committee's Recommendation Re: Revised Media Policy for GHI (Attachment #3) 15 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS ADOPTS THE GHI MEDIA POLICY (AS REVISED) THAT HAS BEEN RECOMMENDED BY THE COMMUNICATIONS COMMITTEE.

- d. Architectural Review Committee's Recommendation Re: Color Choices for Siding During the H.I.P. (Attachment #4) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE THE FOLLOWING COLORS FOR CHOICES OF VINYL SIDING COLORS FOR THE HOMES IMPROVEMENT PROGRAM: OFF WHITE (TAN), LIGHT GRAY, ALMOND, DARK TAN, GRAY-GREEN, GREEN, BLUE-GRAY, AND CLAY.

- e. Finance Committee's Recommendation Re: Maintenance & Replacement of Optional H.I.P. Items 20 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS STIPULATES THAT GHI OR THE MEMBER SHALL BE RESPONSIBLE (AS DEPICTED IN THE TABLE BELOW) FOR THE FUTURE MAINTENANCE AND REPLACEMENT OF OPTIONAL ITEMS THAT ARE SELECTED BY MEMBERS AND INSTALLED BY GHI DURING THE HOMES IMPROVEMENT PROGRAM.

Component	Responsibility for Future Maintenance	Responsibility for Future Replacement
Wall insulation for frame home		
Wall insulation and siding for block home		
Attic insulation for frame and brick unit		
For brick and frame units, air-seal perimeter of attics, insulate and install gaskets around attic hatches. For frame units, insulate hatch covers over pull-down attic stairs		
Casement windows for brick and block unit		
Bathroom exhaust fans		
Split-system heat pumps		
Wall thermostats and wiring for baseboard heaters		
Ceiling panel heaters		

- f. Finance Committee's Recommendation for Revisions to GHI Replacement Reserves Plan 15 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS (*APPROVES/DOES NOT APPROVE*) THE FINANCE COMMITTEE'S RECOMMENDATION THAT THE REPLACEMENT RESERVE PLAN BE REVISED TO PROJECT 1.84% ANNUAL INFLATION AND 2.3% INTEREST INCOME WITH ADMINISTRATIVE COSTS INCLUDED WITH PLUMBING PIPE AND ELECTRICAL WIRING REPLACEMENTS FOR FRAME AND MASONRY HOMES TAKING PLACE BETWEEN 2024-2028 AND SIDING REPLACEMENTS FOR LARGER HOMES POSTPONED FROM UNTIL 2031. THIS INCLUDES RAISING THE ANNUAL PERCENTAGE INCREASE FOR LARGER HOMES FROM 4.2% TO 4.4%.

- g. Buildings Committee Recommendation for Attic Storage Space & Insulation (Attachment #5) 10 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS [DOES/DOES NOT] APPROVE THAT, FOR THE HOMES IMPROVEMENT PROGRAM, THE BOUNDARY FOR THE STORAGE AREA/INSULATION SHOULD BE LOCATED

- BETWEEN THE RAFTER KNEE BRACES FOR BRICK HOMES, AND
- EXTENDED TO THE EAVES UNTIL A MINIMUM OF 2' VERTICAL CLEARANCE IS REACHED FOR FRAME HOMES.

- h. Questions to be Answered Re: Homes Improvement Program 15 minutes Discussion/Action

SUGGESTED MOTION #1: THE BOARD OF DIRECTORS DIRECTS THE ARCHITECTURAL REVIEW COMMITTEE TO RECOMMEND THE SPECIFIC UNIT CONFIGURATIONS OF WALL INSULATION AND VINYL SIDING THAT SHOULD BE ALLOWED ON FRAME AND BLOCK HOMES. THE COMMITTEE SHOULD SUBMIT ITS RECOMMENDATION BY JULY 31, 2015.

SUGGESTED MOTION #2: THE BOARD OF DIRECTORS DIRECTS THE ARCHITECTURAL REVIEW COMMITTEE TO REVIEW OPTIONS AVAILABLE FOR CHOICES OF STYLE, MATERIAL, AND COLOR OF ENTRANCE DOORS TO BE INSTALLED DURING THE HOMES IMPROVEMENT PROGRAM, AND MAKE RECOMMENDATIONS TO THE GHI BOARD OF DIRECTORS BY JULY 31, 2015.

SUGGESTED MOTION #3: THE BOARD OF DIRECTORS STIPULATES THAT (MEMBERS/ GHI) SHALL BE RESPONSIBLE FOR THE RE-INSTALLATION OF EXISTING STORM DOORS THAT ARE REMOVED BY GHI CONTRACTORS TO FACILITATE THE INSTALLATION OF NEW ENTRANCE DOORS DURING THE HOMES IMPROVEMENT PROGRAM.

- i. Contract for Consultant Arborist, 1st Reading 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO SIGN A CONTRACT WITH DESIGN WITH NATURE FOR ONE YEAR TO PROVIDE PROFESSIONAL PREVENTATIVE MAINTENANCE INSPECTIONS & INVENTORY OF TREES IN COMMON AREAS AND ADJACENT WOODLANDS AT ITS BID OF \$9,000.

- j. Contract for Repairs of 20D Ridge Road, 1st Reading 5 minutes Discussion/Action
No motion for this item yet.

- k. Contract for Supply of Electricity for GHI Accounts, 1st Reading 5 minutes Discussion/Action

SUGGESTED MOTION: THE BOARD OF DIRECTORS APPROVES OF ENTERING INTO A 3-YEAR CONTRACT WITH DIRECT ENERGY TO PROVIDE ELECTRICITY GENERATED WITH 100% GREEN ENERGY AT A FIXED-RATE COST TO TWENTY-FIVE GHI ACCOUNTS. THIS CONTRACT WILL BECOME EFFECTIVE FROM JULY 1, 2015.

8. Items of Information

- a. Historic Preservation Reception
- b. Historic Preservation Inspection
- c. Community Wide Open House on May 17th
- d. Board Action Plan Status & Committee Task List (Attachment #6)
- e. Monthly GHI and City Calendars (Attachment #7)

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.