

NOTICE OF MEETING AND AGENDA
GHI BOARD OF DIRECTORS

Thursday, May 21, 2015
GHI BOARD ROOM

EXECUTIVE SESSION - 7:00 PM

REGULAR SESSION (Open to Members) 7:30 PM

1. **Approval of Agenda**
2. **Certification of Election, Chair, N&E Committee**
3. **Board Reorganization & Election of Officers**
 - Code of Ethics Acknowledgement (**Attachment #1**)
4. **Visitors and Members**
5. **Approval of Membership Applications**
6. **Committee Reports**
7. **Consent Agenda**

(Items on the Consent Agenda, italicized and marked with CA, will be approved as recommended by staff, subject to removal from the Consent Agenda by the Board.)

- a. *Contract for Consultant Arborist, 2nd Reading* CA

Suggested Motion: The Board of Directors authorizes the Manager, for second reading and final passage, to sign a contract with Design With Nature for one year to provide professional preventative maintenance inspections and inventory of trees in common areas and adjacent woodlands at its bid of \$9,000.

- b. *Contract for Supply of Electricity for GHI Accounts, 2nd Reading* CA

Suggested Motion: The Board of Directors approves, for second reading and final passage, 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. For Action or Discussion

- a. Approval of Minutes: April 23, 2015 5 minutes Discussion/Action
(Attachment #2)

Suggested Motion: The Board of Directors approves the minutes from the April 23, 2015 meeting [with revisions].

- b. Appointment of Member Complaints Panels 10 minutes Action
No motion provided.

- c. Designation of GDC Stockholders 5 minutes Action

Suggested Motion: It is moved that each member of the 2015-16 Board of Directors of Greenbelt Homes Inc. be granted a proxy for 1/9th of the GHI shares of stock in Greenbelt Development Corporation. These proxies shall remain in force until new proxies are voted.

- d. Board Meeting Procedures (Attachment #3) 10 minutes Discussion
No motion.

- e. Set Summer and Fall Meeting Schedule 10 minutes Discussion/Action
Decided by consensus.

- f. Further Questions to be Answered Regarding the Homes Improvement Program 25 minutes Discussion/Action

Suggested Motion #1: The Board of Directors directs the Buildings Committee to review the Addition Maintenance Program, and make policy recommendations (stating pros and cons) to the Board by July 31, 2015, regarding improvements that should be made to additions during the Homes Improvement Program. The recommendations should include but not be limited to the following:

- a) Should replacements of siding, doors, windows and baseboard heaters for additions enrolled on the addition maintenance program be based solely on the age and condition of those components as determined by staff? What other factors should be considered for replacement of those components?
- b) Should defective crawlspaces for additions on the addition maintenance program be remedied during the Homes Improvement Program as a required or optional item?
- c) Should members with additions not on the addition maintenance program be offered the opportunity to have siding, doors, windows or other optional improvements installed on their additions by GHI at their cost? Should defective crawlspaces for additions not enrolled on the addition maintenance program be remedied during the Homes Improvement Program as a required or optional item?

Suggested Motion #2: The Board of Directors directs the Buildings Committee to recommend (stating pros and cons) whether members should be allowed to opt-out of having required components such as new windows, doors, baseboard heaters and siding installed on their units during the Homes Improvement Program. Further, if the Committee recommends that opt-outs should be allowed for any of the components items, the Committee should recommend a policy for the future maintenance and replacement of those components. The committee should submit its recommendation by July 31, 2015.

Suggested Motion #3: The Board of Directors directs the Finance Committee to provide a report recommending the maximum amount of GHI funds that could be loaned to members to fund crawlspace improvements and the maximum amount of GHI funds that could be loaned to members to finance optional improvements. The reports must also include a recommendation of the interest rate to be charged to members for using those funds and the repayment term. The Finance Committee should submit its recommendation by July 31, 2015.

Suggested Motion #4: The Board of Directors directs the Finance Committee to provide a report examining the impact of members paying for crawlspace improvements immediately after work is completed, or early during the term of the loan. The report must include recommendations to the Board based on those ramifications. The Finance Committee should submit its recommendation on or before July 31, 2015.

Suggested Motion #5: The Board of Directors directs the Finance Committee to report to the Board how existing loans for crawlspace improvements and how existing loans for optional improvements should be handled at resale. The Finance Committee should submit its recommendation on or before July 31, 2015.

- g. Agenda Items for Stakeholder Meeting with City of Greenbelt 15 minutes Discussion/Action

Decided by consensus.

- h. 2015 Parking Lot Repairs Contract, 1st Reading 5 minutes Discussion
No motion provided yet.

- i. 2015 Underground Utility & Drainage Improvements, 1st Reading 5 minutes Discussion/Action

No motion provided yet.

- j. Contract for Repairs to 20D Ridge Road, 1st Reading 5 minutes Discussion/Action

Suggested Motion: The Board of Directors authorizes the Manager, for first reading, to sign a contract with Rainbow International Restoration to repair 20D Ridge Rd as directed by Greenbelt Homes Inc., at its bid of \$14,850.00 plus 10% for contingencies, for a total not to exceed \$16,335.00.

9. Items of Information

- a. Thank You Card From Greenbelt Cooperative Alliance (Attachment #4)
- b. Thank You Letter from Greenbelt Nursery School (Attachment #5)
- c. NAHC Annual Conference (Attachment #6)
- d. Memorial Day Holiday
- e. Board Action Plan Status & Committee Task List (Attachment #7)
- f. Monthly GHI and City Calendars (Attachment #8)

10. President

11. Board Members

12. Manager

13. Executive Session

Ed James, Secretary

NOTE: AT 10:00 PM, THE BOARD WILL IMMEDIATELY MOVE TO ITEMS 10-12, EVEN IF THE PRECEDING AGENDA ITEMS HAVE NOT BEEN COMPLETED, FOLLOWED BY EXECUTIVE SESSION, IF NEEDED.