

NOTICE OF MEETING AND AGENDA
GHI BOARD OF DIRECTORS

Thursday, June 25, 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, 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 Crawlspace Improvement Test Project, 2nd Reading* CA

SUGGESTED MOTION: The Board of Directors authorizes the Manager, for second reading and final passage, to enter into a contract with Foam Insealators for making the insulation & sealing improvements to crawl spaces at 9J-R Laurel Hill, 54A-F Ridge, 5G-K Ridge, and 14A-D Ridge at its bid, \$34,509, plus 10% for contingencies, for a total not to exceed \$37,960.

- b. *Contact for Repairs to 18N Ridge Road, 2nd Reading* CA

SUGGESTED MOTION: The Board of Directors authorizes the Manager, for second reading and final passage, to sign a contract with Rainbow International Restoration to repair 18N Ridge Rd as directed by Greenbelt Homes Inc., at its bid of \$ 18,976.00 plus 10% for contingencies, for a total not to exceed \$ 20,873.00.

7. For Action or Discussion

- a. Proposed Vinyl Fence for 31A Ridge Road 10 minutes Discussion/Action
(Attachment #1)

SUGGESTED MOTION: The Board of Directors [DOES/DOES NOT] allow a permit to be granted for the construction of a white vinyl fence on the perimeter of the gardenside yard of 31A Ridge Road.

- b. Architectural Review Committee Recommendations 20 minutes Discussion/Action
Re: Door Styles and Colors for the H.I.P.
(Attachment #2)

SUGGESTED MOTION: The Board of Directors (does/does not) approve that doors for the Homes Improvement Program be specified as follows:

Entry doors

Material: fiberglass
Styles : 2-lite, 4-panel
2/3 lite, 2-panel
full lite, garden side only, member to pay premium of cost over allowance
Colors: White
Black
Brown
Storm Cloud (cool gray)
Rock Garden (green)
Riverway (blue-gray)

Storm doors

Material: aluminum
Styles: fullview
self-storing screen
Color: white

- c. Buildings Committee Recommendations Re: H.I.P. 40 minutes Discussion/Action
- Scope of Improvements for Additions
 - Should Members be Allowed to Opt-out of Required Items

SUGGESTED MOTION: The Board of Directors (does/does not) approve that additions on the Addition Maintenance Program shall be improved at the same time as the original structure is improved during the Homes Improvement Program, with judgment by GHI staff allowing building components (windows, doors, siding) that appear to have more than half their projected useful lifetime left to remain.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that members with additions that are not on the Addition Maintenance Program be offered the improvements to their additions (siding, windows, doors) at their cost during the Homes Improvement Program.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that members with additions that are not on the Addition Maintenance Program be encouraged to bring their additions onto the Addition Maintenance Program at the time of the Homes Improvement Program.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that members with additions that are not on the Addition Maintenance Program that choose to take advantage of the improvements offered by GHI during HIP be required to bring their additions onto the Addition Maintenance Program at the time of the Homes Improvement Program.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that crawlspaces of additions on the Addition Maintenance Program, if defective or deficient (as determined by GHI Staff) will be fixed/upgraded at the time of the Homes Improvement Program when the main crawlspace is remedied.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that crawlspaces of additions not on the Addition Maintenance Program, if defective or deficient (as determined by GHI Staff), will be fixed/upgraded at the time of the Homes Improvement Program when the main crawlspace is remedied, and that the costs for this work will be paid for by the individual member.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that members be allowed to opt out of receiving new exterior doors during the Homes Improvement Program in order to keep their original, historic exterior doors. Members will need to acknowledge that the maintenance of the original door will be their responsibility.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that members with exterior doors and hardware that meet the current Member Handbook Requirements and the Homes Improvement Program performance specifications be allowed to keep their current exterior doors. Members will need to acknowledge that the maintenance of these doors and hardware will be their responsibility.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that members be allowed to opt out of receiving new windows during the Homes Improvement Program in order to keep their original, historic windows. Members will need to acknowledge that the maintenance of the original windows will be their responsibility.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that members with windows that meet the current Member Handbook Requirements and the Homes Improvement Program performance specifications be allowed to keep their current windows. Members will need to acknowledge that the maintenance of these windows will be their responsibility.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that all 1980's era vinyl siding shall be replaced with new vinyl siding during the Homes Improvement Program. No member will be allowed to opt out of the vinyl siding replacement during the Homes Improvement Program.

SUGGESTED MOTION: The Board of Directors (does/does not) approve that members who chose to opt out of window or door replacement will be made responsible for the maintenance and possible replacement of these windows and doors (including door hardware) until the next replacement program. Opting out of replacements will not affect the replacement reserve monthly payment.

- d. Proposed Rights-of-Way Abandonments for Five GHI Sites (Attachments 3, 4 & 5) 15 minutes Discussion/Action

SUGGESTED MOTION: The Board of Directors [does/does not] approve the survey for the proposed petition to vacate the city rights-of-way for locations at 9,11,13 Hillside, 33V & 35A Ridge Road, and 7J Research Road.

- e. Recap of GHI-City of Greenbelt Stakeholders' Meeting 10 minutes Discussion

No motion with this item.

- f. Proposed Policy Re: Carbon Monoxide Detectors (Attachment #6) 10 minutes Discussion/Action

SUGGESTED MOTION #1: The Board of Directors directs the Manager to implement the installation of CO detectors as required by PG County regulations, in the following units:

- Twenty –five larger townhome and four single family units built during 1970/71.
- Thirty-eight block units that are adjacent to attached garages.

SUGGESTED MOTION #2 : The Board of Directors stipulates that a GHI member shall be responsible for the cost of installing new CO detectors where the member has voluntarily installed solid fuel-or gas-burning appliances (fireplaces or stoves), or non-standard heating systems, except in those situations where GHI constructed an attached garage next to the unit.

SUGGESTED MOTION #3: The Board of Directors stipulates that a GHI member shall be responsible for the cost and installation of any CO detector upgrade required by State or County regulations, pursuant to any modifications or additions that the member makes to his/her unit.

SUGGESTED MOTION #4: The Board of Directors stipulates that GHI shall sell compliant CO detectors to members at cost.

- g. Pepco Proposal to Trim and Remove Trees in GHI (Attachment #7) 10 minutes Discussion

No motion with this item.

- h. Contract for 2015 Underground Utility Repairs, 2nd Reading 5 minutes Discussion/Action

SUGGESTED MOTION: The Board of Directors authorizes the manager, for second reading and final passage, to enter into a contract with Mane-Line Utilities Inc. for underground utility repairs of schedules A&C, as revised, at its bid, \$100,037, plus 10% for contingencies, for a total not to exceed \$110,041.

The Board of Directors authorizes the manager, for second reading and final passage, to enter into a contract with City Contractors for underground utility repairs of schedule B, at its bid, \$91,680, plus 10% for contingencies, for a total not to exceed \$100,848.

- i. Contract for Fence Removals/Replacements
Associated with Underground Utility Repairs, 1st
Reading

5 minutes Discussion/Action

SUGGESTED MOTION: The Board of Directors authorizes the Manager, for first reading, to contract with Gilbert General Contractor to remove and replace fences at twenty-two (22) sites at its bid of \$11,770, plus 10% for contingencies, for a total not to exceed \$12,947.00.

8. Items of Information

- a. Member Complaint Regarding Charges for Paying Coop Fees Online (Attachment #8)
- b. National Association of Housing Cooperatives Conference Brochure (Attachment #9)
- c. Board Action Plan Status & Committee Task List (Attachment #10)
- d. 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.