

**NOTICE OF MEETING AND AGENDA**  
**GHI BOARD OF DIRECTORS**  
**OPEN MEETING**  
*Starts after the GDC Open Meeting Adjourns*  
**Thursday, September 15, 2022**

VIRTUAL ZOOM MEETING ROOM  
Members & Visitors may attend remotely.

**1. Approval of Agenda**

**2. Statement of Closed Meetings**

- a. Statement of a Closed Meeting of the Board of Directors Held on September 1, 2022 (Attachment #1)
- b. Statement of a Closed Meeting of the Board of Directors Held on September 15, 2022 (Attachment #2)

**3. Visitors and Members (Comment Period)**

**4. Approval of Addendum for Trust Ownership and Trustee's Affidavit for the Following Units:**

- **44-T Ridge Road (Attachments #3a-3b)**
- **3-C Gardenway (Attachments #4a-4b)**

**5. Approval of Membership Applications**

**6. Committee Reports**

**7. Consent Agenda**

*(Item will be approved as recommended by staff, subject to removal from the Consent Agenda by the Board.)*

- a. Contract for the Repair of a Defective Stairway/Retaining Wall at 2 Ct Plateau Place - 2nd reading (Attachments #5a-5b)

**8. For Discussion/Action**

- |   |            |                   |
|---|------------|-------------------|
| a. Approve Minutes of the Open Meeting Held on July 14, 2022 (Attachment #6)  | 2 Minutes  | Discussion/Action |
| b. Complaint from the Member at 56-D Crescent Road about a Drainage Problem Affecting His Unit (Attachment #7)                                    | 15 Minutes | Discussion        |
| c. Proposal that GHI Allow Members to Opt-out of the Maintenance and Replacement Reserve Program for Split System Heat Pump Units (Attachment #8) | 15 Minutes | Discussion/Action |
| d. Finance Committee's Recommendation re: Distribution of Unreserved Operating Funds  | 15 Minutes | Discussion/Action |
| e. Motion to Hold a Closed Meeting on October 6, 2022   | 2 Minutes  | Discussion/Action |

**9. Items of Information**

- a. President's Items
- b. Board Members' Items
- c. Audit Committee's Items
- d. Manager's Items

Ed James

Secretary

NOTE: AT 10:15 P.M., THE BOARD MAY IMMEDIATELY MOVE TO ITEM 9, EVEN IF THE PRECEDING AGENDA ITEMS HAVE NOT BEEN COMPLETED.