

**Minutes  
GHI Board of Directors  
January 21, 2016**

In Attendance: Brodd, Hess, James, Jones, Marcavitch, Novinski, Ready, Skolnik

Excused Absence: McFadden

Other Attendees:

Eldon Ralph, General Manager

Joe Perry, Director of Finance

Joan Krob, Director of Member Services

Leann Irwin, Audit Committee

Tom Sporney, Director of Homes Improvement Program

Bijan Khorsand, Director of Technical Services

Judith Davis, Mayor Pro Tem, City of Greenbelt

Michael McLaughlin, Greenbelt City Manager

Kathleen Gallagher, Greenbelt News Review

Stephen Holland

Anna Socrates

Phillip Payette

Kathryn Green

Kim Kweder

Aileen Kroll

Stephen Sciannella

Jess Tussing

Carol Griffith

CeCe Richardson, Recording Secretary

Skolnik called the meeting to order at 7:33 p.m.

1. Approval of Agenda

Item 6a was changed to add the word “*Road*” after the word “*Ridge*”. Item 7a was changed to “Rescinding Approval of Minutes: December 3, and Approval of Minutes: December 17 and December 21, 2015”. Item 7c was deferred to accommodate the member who would be arriving later in the evening.

**Motion: To approve the agenda as revised.**

Moved: Hess

Seconded: James

Carried 8-0

2. Report on Executive Session

Skolnik stated that the Executive Session is in recess and that no report is available.

3. Visitors and Members (Comment Period)

- Ms. Aileen Kroll, presented a signed petition by members of her Court regarding maintaining the yellow siding on their homes.
- Mr. Payette, mentioned that he did not get a response from the email that was sent concerning the November 19, 2015 minutes. Mr. Payette was asked to resend the email.
- Ms. Kim Kweder, presented the Board with a signed petition requesting the Board of Directors to publicize a schedule of the Home Improvement Program for all of the Courts.
- Ms. Anna Socrates, voiced her concerns regarding her high tax assessment increase.

4. Approval of Membership Applications

**Motion: That the following members are accepted into the cooperative and membership is afforded them at the time of settlement:**

- Daniel Solomon and Daya Solomon, Tenants by the Entirety;
- Natalia Y. Buzulukova, Sole Owner;
- Monica Riggins, Sole Owner;
- Rachel A. Milligan, Sole Owner.

Moved: James

Seconded: Hess

Carried: 8-0

**Motion: That the following member is accepted into the cooperative and membership is afforded her at the time of settlement:**

- Julie A. Andrus, Sole Owner.

Moved: James

Seconded: Hess

Carried: 7-1

Opposed: Ready

5. Committee Reports

Historic Preservation Task Force (HPTF) – Marcavitch stated that the HPTF would continue to meet to finish the draft report to submit to the Board. He reminded the Board that the next task force meeting would be on Tuesday March 8, 2016.

GHI Parking Sub-Committee – Brodd mentioned that the sub-committee met Tuesday evening and heard concerns from members about parking issues. Brodd stated that he surveyed all parking spaces to ascertain their physical layout.

Homes Improvement Program (HIP) – Sporney explained that within the last two weeks two pre-bid meetings took place; attic and crawlspace upgrades. Bid packages are due on February 5, 2016.

6. Consent Agenda

**Motion: To move the consent agenda.**

Moved: Hess

Seconded: Marcavitch

Carried 8-0

6a. Contract for Sewer and Storm Drain Line Replacement at 19L-M Ridge Road, 2<sup>nd</sup> Reading

**Approved by Consent: The Board of Directors authorizes the Manager, for second reading and final passage, to sign a contract with Mainline Utilities to replace underground sewer and storm drain lines at 19L-M Ridge Road as directed by Greenbelt Homes, Inc., at its bid of \$13,620.00 plus 10% for contingencies, for a total not to exceed \$14,982.00.**



The ARC passed the following motion by a vote of 7-0-0. ARC recommended to the Board of Directors that the member at 33R Ridge Road be allowed to construct the proposed gardenside deck with a cleanout access as proposed.

Ms. Jessica Tussing, 33-R Ridge Road, explained to the Board that she will satisfy all expenses incurred for the installation.

**Motion: The Board of Directors does approve an exception to GHI's rules allowing the member of 33R Ridge Rd to build a 20' x15' deck over the existing utility line on the gardenside of the unit.**

Moved: James

Seconded: Marcavitch

Amended and  
Carried 8-0 by a  
vote taken later  
in the meeting.

During discussion, Eldon Ralph stated that if the Board decides to keep the motion then an amendment should be added stating that members who build a deck will be responsible for all extra costs of building the deck for inclusion in the permit and contract and that, that member will also be responsible for all costs of the removal of a deck, if removal becomes necessary.

**Motion: To amend the motion by appending the phrase "with the condition that the member is responsible for the cost of removing the deck, if necessary."**

Moved: Jones

Seconded: Hess

Carried 8-0

**Final Motion as Amended: The Board of Directors does approve an exception to GHI's rules allowing the member at 33-R Ridge Road to build a 20' x 15' deck over the existing utility line on the gardenside of the unit, with the condition that the member is responsible for the cost of removing the deck, if it is necessary.**

Moved: James

Seconded: Marcavitch

Carried: 8-0

7d. Request to Retain an Existing Non-conforming, Unpermitted Door at 20Q Ridge Road

Director of Homes Improvement Program Sporney gave an overview of the issue where the member at 20Q Ridge Road installed a serviceside door without permission and is asking the Board of Directors to allow him to replace the existing door with another unpermitted door.

**Motion: The Board of Directors do not allow the member at 20Q Ridge Road to keep the unpermitted serviceside entry door and do require that it be replaced during the 2016 Home Improvement Program with the default 4-panel 2-lite style door.**

Moved: Jones

Seconded: Hess

Carried: 8-0

Skolnik reminded Mr. Sciannella, the member at 20Q Ridge Road, that GHI is a Cooperative and all members of the Cooperative own it together. A member does not own the home by him/herself. The Board, as the elected governing body for the members, has the responsibility to set policy for the good of the whole.

7e. Review Draft Fee Deferral Agreements

The Board discussed the Crawlspace Fee Deferral Agreements. The Director of Finance Perry was directed to send the deferral agreement back to the attorney for further modifications.

7f. Schedule a Date to Revise the Board's 2015-16 Action Plan

The meeting to update the Action Plan has been scheduled for Wednesday, February 3, 2016 at 7 p.m.

8. Items of Informationa. Board Action Plan Status and Committee Task List

Skolnik suggested Board Members peruse the Action Plan in great detail, prior to the meeting on February 3, 2016.

## b. Monthly GHI and City Calendars.

9. President

Skolnik cautioned that under no circumstances should members go on the roof to shovel off snow.

10. Board Members

- Ready suggested that the lobby be checked for members who are here for the Board meetings and may be waiting in that area of the building.
- Hess suggested on a future agenda that the MOC be revisited to restore a clause that gives GHI the right to collect legal fees from the member who sues us and loses the case.
- Brodd mentioned (regarding the Board Action Plan) that he is going to be working on the progress toward GHI becoming a more smoke-free community.

11. Manager**Motion: To recess to Executive Session.**

Moved: Hess

Seconded: Marcavitch

Carried: 8-0

Meeting recessed at 8:57 p.m.

Ed James  
Secretary