

Minutes  
**GHI BOARD OF DIRECTORS**  
January 23, 2014

Board Members Present: DeBernardo, Hess, James, Jones, Marcavitch, Ready, and Skolnik

Excused Absence: McFadden and Novinski

Others in Attendance:

General Manager Eldon Ralph

Joan Krob, Director of Member Services

Tom Sporney, Director of Technical Services

Ben Fischler, Audit Committee

Jonathan Gordy, Audit Committee

Lauren Cummings

Alonzo Coleman

Ginny Jones

Altoria Ross, Recording Secretary

President Ready called the meeting to order at 7:39 p.m.

1. Approval of Agenda

**MOTION: TO APPROVE THE AGENDA.**

Moved: Hess

Seconded: James

Carried 6-0

2. Visitors and Members

Ready welcomed visitors and members. There were not any members present who wished to address the Board regarding an item that was not on the agenda.

3. Approval of Membership Applications

**MOTION: THAT THE FOLLOWING MEMBERS ARE ACCEPTED INTO THE COOPERATIVE AND MEMBERSHIP IS AFFORDED THEM AT THE TIME OF SETTLEMENT:**

- **BEVERLY PARISI, JOSEPH PARISI, TENANTS BY THE ENTIRETY;**
- **ERIC MCKENZIE, RALUCA ROSCA, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Hess

Carried 6-0

4. Committee Reports

Marketing Committee: Lauren Cummings and Alonzo Coleman presented the Committee Report and answered questions posed by the Board.

Buildings Committee: Skolnik reported that the Buildings Committee met with ARC recently and discussed exterior appearance of block homes and insulation.

Communications Committee: Ready announced that the February newsletter issue is being prepared for delivery the first week in February.

Woodlands Committee: James reported that Woodlands has reviewed the relationship with Ancestral Knowledge for the last year and is working on the Memorandum of Understanding between the Greenbelt Community Garden Club and GHI.

Finance Committee: Hess announced that the finance committee is moving its meetings to the first Wednesday of the month through May 2014.

5. Consent Agenda

**MOTION: TO APPROVE THE CONSENT AGENDA.**

Moved: Hess

Seconded: James

Carried 6-0

6a. Approval of Minutes: December 5<sup>th</sup> & 19<sup>th</sup> 2013

**APPROVED BY CONSENT: MINUTES OF DECEMBER 5 AND DECEMBER 19, 2013 MEETINGS.**

6b. Yard Line Certification: 47A-F Ridge and 3A-L Eastway

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 47A-F RIDGE ROAD AS PRESENTED.**

Moved: Hess

Seconded: James

Carried 6-0

**MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 3A-L EASTWAY AS PRESENTED.**

Moved: Hess

Seconded: Jones

Carried 6-0

6c. Marketing Committee's Recommendations Re: Visual Media Criteria for Photographs in Marketing Publications and Presentations

**MOTION: THE BOARD OF DIRECTORS ACCEPTS THE MARKETING COMMITTEE'S MINIMUM CRITERIA AS SHOWN IN ATTACHMENT 6 FOR VISUAL MEDIA TO BE USED IN A VARIETY OF PUBLICATIONS AND PRESENTATIONS FOR GHI MARKETING EVENTS.**

Moved: DeBernardo

Seconded: Hess

Carried 6-0

6d. Finance Committee's Recommendations Re: Responsibilities for Maintenance, Future Replacements, & Loan Repayments for Phase 3 Heating/Cooling Systems

**MOTION: THE BOARD OF DIRECTORS STIPULATES THAT PILOT MEMBERS SHALL NOT BE CHARGED A FEE FOR MAINTENANCE OF HEATING/COOLING SYSTEMS THAT ARE INSTALLED IN THEIR HOMES DURING PHASE 3 OF THE PILOT PROGRAM, UNTIL THE MEMBERSHIP MAKES A DECISION ABOUT THE SELECTION OF HEATING AND COOLING SYSTEMS FOR THE HOMES IMPROVEMENT PROGRAM. PILOT MEMBERS SHALL BE CHARGED MAINTENANCE COSTS COMMENCING FROM THAT TIME.**

Moved: Hess

Seconded: Skolnik

Carried 6-0

**MOTION: THE BOARD OF DIRECTORS STIPULATES THAT PILOT MEMBERS SHALL NOT BE CHARGED REPLACEMENT RESERVE CONTRIBUTIONS FOR THE FUTURE REPLACEMENT OF HEATING/COOLING SYSTEMS THAT ARE INSTALLED IN THEIR HOMES DURING PHASE 3 OF THE PILOT PROGRAM, UNTIL THE MEMBERSHIP MAKES A DECISION ABOUT THE SELECTION OF HEATING AND COOLING SYSTEMS FOR THE HOMES IMPROVEMENT PROGRAM. PILOT MEMBERS MAY BE CHARGED REPLACEMENT RESERVES' CONTRIBUTIONS COMMENCING FROM THAT TIME.**

Moved: Hess

Seconded: Skolnik

Carried 6-0

**MOTION: THE BOARD OF DIRECTORS STIPULATES THAT GHI SHALL NOT REPLACE A NON-STANDARD HEATING/COOLING SYSTEM INSTALLED IN PHASE 3 OF THE PILOT PROGRAM WITH A SIMILAR SYSTEM UNLESS THE MEMBERSHIP ADOPTS THAT SYSTEM IN THE HOMES IMPROVEMENT PROGRAM.**

Moved: Hess

Seconded: Jones

Carried 6-0

**MOTION: THE BOARD OF DIRECTORS STIPULATES THAT ANY LOAN THAT IS MADE TO A PILOT MEMBER FOR ACQUISITION OF A HEATING/COOLING SYSTEM DURING PHASE 3 OF THE PILOT PROGRAM, MAY BE TRANSFERRED TO A BUYER OF THE HOME IF THE SELLER WISHES TO DO SO, AND THE BUYER IS FULLY INFORMED OF THE EXTRA OBLIGATION BY GHI'S CONTRACT PROCESSING SPECIALIST EARLY IN THE NEGOTIATIONS. THIS POSITION MAY CHANGE AT THE TIME THE HOMES IMPROVEMENT PROGRAM COMMENCES.**

Moved: Hess

Seconded: James

Carried 6-0

6e. Review of Proposed Agenda for March 2<sup>nd</sup> Town Hall Meeting

**APPROVED BY CONSENT: THE BOARD REVISED AND APPROVED THE PROPOSED AGENDA FOR THE MARCH 2<sup>ND</sup> TOWN HALL MEETING.**

6f. Proposed Acquisition of a New Computer Server for Jenark Financial System,  
1<sup>st</sup> Reading

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER TO ENTER INTO AN AGREEMENT WITH CORE LOGIC FOR THE PURCHASE OF A NEW JENARK SERVER AT ITS BID OF \$13,233, AT A**

**COST NOT TO EXCEED \$14,290; TO ALLOW 8% TO COVER SALES TAX AND SHIPPING COSTS.**

Moved: Hess

Seconded: Jones

Carried 6-0

7. Items of Information

Items of Information included the Board's Action Plan Status and Committee Task List and the Monthly GHI and City Calendars.

8. President

Ready said she has signed an appointment letter for Molly Lester to serve on the Investment Committee and a thank you letter to Sylvia Lewis for her service on the Investment and Finance Committees.

9. Board Members

DeBernardo – Thanked GM Ralph, Ready, and Skolnik for organizing the January 30 strategic planning meeting to resolve redundancies.

James – Said the playground issue is not going away.

Skolnik – Confirmed that the City is not done with the playground surfacing issues. He asked about the capability to be able to electronically search past Board minutes.

10. Manager

Ralph said that in 2012 the Board authorized staff to begin discussions with the City regarding rights of way encroachments at five locations. GM Ralph, Sporney, and Skolnik will meet with Terri Hruby, assistant director of planning, concerning the issue.

Marcavitch arrived at 9:13 p.m.

**MOTION: TO RECESS TO EXECUTIVE SESSION.**

Moved: Hess

Seconded: Marcavitch

Carried 7-0

The meeting recessed at 9:15 p.m.

Ed James  
Secretary