

Minutes
GHI BOARD OF DIRECTORS
January 8, 2015

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

Excused Absence: Hess

Others in Attendance:

Eldon Ralph, General Manager
Sheri Swaim, Special Assistant to the
General Manager/Communications
Coordinator
Tom Sporney, Director of Technical
Services
Ben Fischler, Audit Committee
Anna Bedford, Audit Committee
Jonathan Gordy, Audit Committee
Claudia Jones
Dennis Griffin
Jeannette Grotke

Eileen Sutker
Dianne Wilkerson
Pat Holobaugh
Marge Tolchin
C. Jenise Williamson
John Abell
Janice Wolf
Montrese Hamilton
Kris White
Jim Cohen
Tom Jones
Altoria Ross, Recording Secretary

President Skolnik called the meeting to order at 7:30 p.m.

1. Approval of Agenda

The Board removed 6a. Approval of Minutes of December 4, 2014 from the consent agenda.

MOTION: TO APPROVE THE AGENDA, AS REVISED.

Moved: Ready

Seconded: Mavcavitch

Carried 8-0

2. Report on Executive Session

Skolnik said that during executive session, the Board discussed the Mutual Owner Contract and the requirement that a member does not profit if he or she sells the membership within two years. The Board also discussed members who are experiencing financial difficulties and the reports of two member complaint panels held recently to help members get back on track with cooperative ownership.

3. Visitors and Members

Skolnik welcomed visitors and members. None of the members present wished to address the Board regarding an item that was not on the agenda.

4. Approval of Membership Applications

MOTION: THAT THE FOLLOWING MEMBER IS ACCEPTED INTO THE COOPERATIVE AND MEMBERSHIP IS AFFORDED HER AT THE TIME OF SETTLEMENT:

- **LEE SANDLER, SOLE OWNER.**

Moved: James

Seconded: McFadden

Carried 8-0

MOTION: THAT THE BOARD OF DIRECTORS APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT RECREATION:

- **THERESE M. REXFORD.**

Moved: James

Seconded: Marcavitch

Carried 8-0

MOTION: THAT THE BOARD OF DIRECTORS APPROVES THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGE:

- **DANIEL J. OBSESTER, TRUSTEE, VIRGINIA OBSESTER, TRUSTEE, IS CHANGED TO DANIEL J. OBSESTER, VIRGINIA OBSESTER, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Marcavitch

Carried 8-0

5. Committee Reports

The Board received the Architectural Review Committee's written report covering its' activities and accomplishments during 2014.

6. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA, AS REVISED.

Moved: James

Seconded: Marcavitch

Carried 8-0

6a. Approval of Minutes: Approval of Minutes: December 4, 2014

The draft minutes of the December 4, 2014 Board meeting were removed from the consent agenda for corrections.

6b. 2015-17 Tub Reglazing Contract, 2nd Reading

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH PORCELAIN TUB RESTORATION FOR THE REGLAZING OF GHI TUBS AT ITS BID OF \$230/TUB, \$60/STRIPPING, \$50/TUB DRAIN REMOVAL, WITH 7% ESCALATION FOR THE 2nd CONTRACT YEAR, FOR A TOTAL NOT TO EXCEED \$15,000 IN 2015, AND BUDGETED AMOUNTS FOR THE SECOND CONTRACT YEAR.

6c. 2015-17 Waste Disposal Contract, 2nd Reading

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH REPUBLIC SERVICES-ALLIED WASTE FOR WASTE REMOVAL AT GREENBELT HOMES AT ITS BID OF \$94.50/MONTH FOR GENERAL WASTE, WITH 4% ESCALATION FOR THE 2nd CONTRACT YEAR.

APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO ENTER INTO A CONTRACT WITH ENVIRONMENTAL ALTERNATIVES FOR WASTE REMOVAL AT GREENBELT HOMES AT ITS BID OF \$380/LOAD FOR 30 CU.YD. PLUS \$65/TON OVER % TONS, CO-MINGLED GENERAL WASTE & RECYCLABLES, FIRM FOR THE 2nd CONTRACT YEAR.

7a. Yard Line Re-certification: 3H & 5A Crescent Road

At the Board meeting of 24July, the Board considered a letter from the member at 5A Crescent requesting reconsideration of the certified yard line between 3H and 5A Crescent Road, specifically seeking an access path between the two yards. At that meeting, the Board directed the Yard Line Committee to redraw the yard lines to accommodate a new service access way.

At the Board meeting of 20Nov, the Board heard the Committee's recommendation and referred the issue to the Committee with the directive to draw the access lane to lead only to and terminate at the current side entry of the 5A Crescent garden side yard.

At its meeting on 9Dec14, the Yard Line Committee (YLC) discussed and reviewed previously certified yard boundaries for 3H and 5A Crescent Road. During that process, the Committee considered current GHI rules that pertain to access lanes.

MOTION: THE BOARD OF DIRECTORS DOES RECERTIFY YARD PLATS FOR 3H AND 5A CRESCENT AS PRESENTED.

Moved: Marcavitch

Seconded: McFadden

Carried 8-0

7b. Proposed Removal of Two Cherry Trees in Garden Side of 4D Southway Road

On 6Oct14, GHI staff received a permit request from the member at 4D Southway to remove two cherry trees from her garden side yard. GHI staff referred this issue to the Architectural Review Committee which voted 6-0 to recommend to the Board of Directors that the member be granted permission to remove the cited trees at 4D Southway, with the understanding that two sassafras trees be planted to replace them. The reasons given in favor of this motion were

- these trees are competing with other trees
- the member will replace trees with better plants in better spots.

MOTION: THE BOARD OF DIRECTORS PERMITS THE REMOVAL OF TWO CHERRY TREES IN THE GARDEN SIDE YARD OF 4-D SOUTHWAY. THE REMOVAL MUST BE DONE BY GHI AT THE EXPENSE OF THE MEMBER.

Moved: Ready

Seconded: Marcavitch

Carried 8-0

7c. Buildings Committee Recommendations Re: Crawl Space Improvements

The Board received recommendations from the Buildings Committee for improvements that should be made to crawlspaces for GHI units.

MOTION: THE BOARD OF DIRECTORS ACCEPTS THE REPORT OF THE GHI BUILDINGS COMMITTEE CRAWLSPACE TASKFORCE. THE BOARD AUTHORIZES THE GENERAL MANAGER TO DEVELOP A SPECIFICATION, OBTAIN BIDS, AND PROCEED WITH RECOMMENDED CRAWLSPACE IMPROVEMENTS AT TWO (2) FRAME AND TWO (2) MASONRY BUILDINGS, IN ORDER TO TEST THE EFFICACY OF THE RECOMMENDED IMPROVEMENTS.

Moved: Skolnik

Seconded: Marcavitch

Carried 7-0

DeBernardo was out of the room at the time of the vote.

7d. Proposed Agenda for the January 25th Town Hall Meeting

The Board reviewed and modified the proposed agenda for the January 25th Town Hall meeting.

APPROVED BY CONSENT: THE BOARD APPROVED THE PROPOSED AGENDA FOR THE JANUARY 25TH TOWN HALL MEETING.

7e. Proposed Purchase of a Tractor for the Maintenance Department, 2nd Reading

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO PURCHASE ONE KUBOTA BX25DLB TRACTOR WITH LOADER, BACKHOE AND A QUICK HITCH 60” HYDRAULIC ANGLE FRONT PLOW BLADE FROM WINCHESTER EQUIPMENT CO. FOR A COST NOT TO EXCEED \$19,244.00.

Moved: Marcavitch

Seconded: Ready

Carried 8-0

8. Items of Information

Skolnik discussed a letter written to Maryland representatives regarding the Maryland Mortgage Triple Play Program in Prince George's County seeking their assistance to include cooperative share loans in the program.

Skolnik said the GHI office would be closed Monday, January 19, in observance of Martin Luther King, Jr. Day. Emergency maintenance services will be available. He also noted that the Board Action Plan Status and Committee Task List and Monthly GHI and city calendars were attached to the Board packets.

Skolnik encouraged Board members and members at large to attend the Finance Committee meetings. He said the critical items of the Homes Improvement Program will be discussed in those meetings and questions answered.

9. President

Skolnik reminded members to pay attention when using plug-in heaters. He said members should not use extension cords or power strips and should only use one heater per branch circuit. He also cautioned members to keep the heater away from flammable items and turn it off when leaving home.

Additionally, Skolnik encouraged members to come together and support solar domestic water heating. He said GHI will get a contractor to evaluate member homes.

Skolnik commented that it is possible to move forward with heating and envelope improvements now instead of waiting for the end of the pilot program.

10. Board Members

- James said the city's meeting concerning the economic development report didn't seem to contain much that would benefit GHI.
- Novinski said she met Brenda Lewis' replacement and congratulated GHI for making a smooth transition.
- Marcavitch said to look out for children during snow season when travelling through the city.
- McFadden thanked the crawl space taskforce for its report.

11. Manager

GM Ralph said Brenda Lewis and the staff appreciated the Board's presence at Lewis' farewell celebration. Executive Assistant to the General Manager, Swaim shared an email describing an incident where the new journeyman plumber recovered a member's crown that went down the sink.

MOTION: TO RECESS.

Moved: James

Seconded: Marcavitch

Carried 8-0

The meeting recessed at 9:05 p.m.

Ed James
Secretary