

Minutes
GHI Board of Directors
Regular Session
(Virtual Zoom)
October 15, 2020

Board Members Present: Brodd, Hess, Holland, James, Jones, Ready, Skolnik, and Watkins

Excused Absence: Socrates

Others in attendance:

Eldon Ralph, General Manager	Carol Griffith, Audit Committee Chair
Tom Sporney, Assistant General Manager	Ben Wilhelm, 8 Plateau Place
Maesha McNeill, Human Resources Director	Katie Thompson, 9-A Southway Rd
Bruce Mangum, Contract Processor	Frank DeBernardo, 13-D Laurel Hill Rd
Joe Perry, Director of Finance	Susan Keifline, 14-X Hillside Rd
Neron Adams-Escalera, Director of Member Services	Molly Lester, 6-M Hillside Rd
Joyce Campbell, Audit Committee	Keristen Keifline, 16 Parkway Rd, Apt. F
Robin Everly, Audit Committee	Deborah McKinley, 55-H Ridge Rd.
	Ben Fischler, 14-V Ridge Rd.
	Altoria Ross, Recording Secretary

President Skolnik called the meeting to order at 7:45 p.m.

1. Approval of Agenda

Motion: The Board of Directors does approve the agenda.

Moved: Brodd

Seconded: Hess

Carried: 7-0

Watkins was absent during the discussion and vote.

2. Announcement of Executive Session Meetings

2a. Announcement of a Complaint Hearing Held in a Closed Meeting on September 30, 2020

On September 30, 2020, a complaint panel comprised of Board members Stefan Brodd, Stephen Holland, and Tami Watkins, held a complaint hearing with two members for the purpose of trying to resolve ongoing disputes between them. The hearing was conducted in two closed sessions, via internet audio/video conference. Audit Committee member Carol Griffith attended the hearing.

The closed meeting was authorized by sub-paragraph § 5-6B-19 (e)(1)(iv) of the Maryland Cooperative Housing Act.

The motion to call this meeting was approved by a 9-0 vote of the Board of Directors during an Executive session meeting on August 6, 2020.

The complaint hearing (first session) commenced at 6:40 p.m. and ended at 7:00 p.m. The complaint hearing (second session) commenced at 7:06 p.m. and ended at 7:47 p.m.

2b. Announcement of a Complaint Hearing Held in a Closed Meeting on October 7, 2020

On October, 2020, a complaint panel comprised of Board members Ed James, Bill Jones and Anna Socrates, held a complaint hearing regarding a unit that has not been occupied by a member for several years. The hearing was conducted in a closed meeting, via internet audio/video conference. Audit Committee member Joyce Campbell attended the hearing.

The closed meeting is authorized by sub-paragraph § 5-6B-19 (e)(1)(iv) of the Maryland Cooperative Housing Act.

The motion to call this meeting was approved by a 9-0 vote of the Board of Directors during an Executive session meeting on September 3, 2020.

The complaint hearing commenced at 6:33 p.m. and ended at 6:56 p.m.

2c. Announcement of an Executive Session Meeting held on October 15, 2020

The Board of Directors did not finish its business but will give a report at the next meeting.

3. Visitors and Members (Comment Period)

None.

4. Approval of Membership Applications

Motion: I move that the Board of Directors approve the following persons into the cooperative and membership be afforded them at the time of settlement:

- **Clinton S. Herget, Sole Owner;**
- **Abby L.W. Crowley, Edward D. Crowley, Lucas J. Crowley, Joint Tenants.**

Moved: James

Seconded: Brodd

Carried: 8-0

5. Committee and Homes Improvement Program Reports

Homes Improvement Program: Sporney reported:

Electric completed at 92%.

Attics completed at 66%.

Windows completed at 58%.

Entry doors completed at 57%.

HVAC completed at 38%.

Siding completed at 36%.

Storm doors completed at 31%.

Brodd reported that the **Member Outreach Committee** will hold a virtual social on November 10 and is planning a new member event, equipped with gift bags in January.

6. For Action or Discussion6a. Approve Minutes of Special Open Session Meeting Held on September 17, 2020

Motion: I move that the Board of Directors approve the minutes of the Special Open Session meeting, that was held on September 17, 2020 as presented.

Moved: James

Seconded: Hess

Carried: 8-0

6b. Approve Minutes of Regular Open Session Meeting Held on September 17, 2020

Motion: I move that the Board of Directors approve the minutes of the Regular Open Session meeting, that was held on September 17, 2020 as presented.

Moved: James

Seconded: Brodd

Carried: 8-0

6c. Report from the Succession Planning Task Force re: Transition and Sustainability Issues

Attachment #6 is a Transition and Sustainability Issues Report from the Succession Planning Task Force, that is intended to serve as a guide to GHI in planning for and executing a number of major transitions over the next several years. The task force is requesting a work session with the Board to discuss the report.

Motion: I move that the Board of Directors hold a work session on November 18, 2020 with the Succession Task Force to discuss the GHI Transition and Sustainability Issues Report.

Moved: James

Seconded: Brodd

Carried: 7-0

Hess was absent during the discussion and vote.

6d. LGAC Recommendations and Comment Letter re: Draft EIS for I-495/I-270 Expansion

The cutoff date for public comments on the Draft Environmental Impact Statement (DEIS) for the proposed I-495/I-270 highway expansion project is November 9, 2020.

The Legislative Government and Affairs Committee (LGAC) reviewed the DEIS and recommends that the Board submit comments on the DEIS in support of the ‘No-Build’ option. Attachment #7a is the LGAC’s report which recommends that the Board take the following actions:

1. Provide copies of its Letter of Comment to members and to local and state governments and state legislators.
2. Publicize the need for individual GHI members to submit individual comments and make information accessible for those who wish to do so. If desired, LGAC can provide sample letters and writing tips for members who wish to submit individual comment.

3. Sign on to petitions or comments of like-minded organizations opposing the Beltway/Parkway widening, such as Sierra Club, Citizens Against Beltway Expansion (CABE), Audubon, when asked to do so. At the Board's direction, LGAC could monitor opportunities for joining in comments and provide the links and information to the Board.
4. Provide a Board Liaison to the City Council for the Beltway/Parkway expansion project and the DEIS. The Board might wish to consider assigning this task to the functions of the Board Liaison to the City for the MAGLEV project.

The LGAC drafted a letter stating GHI's comments on the DEIS (attachment #7b) that could be finalized by the Board and sent to the Maryland Department of Transportation State Highway Administration by November 9, 2020, as well as local and state governments and state legislators.,

Motion #1: I move that the Board of Directors adopt the actions as presented that the Legislative Government Affairs Committee recommended in its report regarding the Draft Environmental Impact Statement (DEIS) for the proposed I-495/I-270 highway expansion project.

Moved: Brodd

Seconded: Ready

Carried: 7-1

Opposed: Hess

Motion #2: Further, I move that the Board of Directors submit the Letter of Comment on the (DEIS) from the Legislative Government Affairs Committee as presented, to the Maryland Department of Transportation State Highway Administration, local and state governments and state legislators by November 9, 2020.

Moved: Brodd

Seconded: Ready

Carried: 7-1

Opposed: Hess

6e. Proposed Revisions to GHI Rule Section III. Minimum Use and Maintenance Standards – Homes and Yards

On September 3, 2020, the Board discussed revisions to Section III. Minimum Use and Maintenance Standards – Homes and Yards. B. Exterior (attachment #8a) that included language GHI's legal counsel recommended and language from Prince George's County Code relating to Property Standards and Public Nuisance, Section 13-231(a)(7). The Board directed the Manager to obtain comments on the proposed revisions from the membership, over a period of 30 days. Five (5) members submitted comments that are listed in attachment #8b.

The Communications Committee will edit and return the revisions for the Board to review.

6f. Review Draft of a ‘Reasonable Accommodation Policy’

A few months ago, a former member contacted the Maryland Commission of Civil Rights (MCCR) and alleged that GHI staff did not make a reasonable accommodation for his request. The Commission has requested that GHI disseminate a notice on its website indicating that we have a reasonable accommodation policy adhering to HUD’s reasonable accommodation guidelines as reflected in attachment #9 and a point of contact for requesting an accommodation.

Staff requested GHI’s legal counsel to formulate a ‘Reasonable Accommodation Policy’ for the Board’s consideration and expects that it will be provided prior to the Board meeting.

The Communications Committee will edit and return the revisions for the Board to review.

7. Items of Information

7a. Board 12 Month Action Plan and Committee Task List

7b. Monthly GHI and City Calendars

7c. President’s Items

President Skolnik encouraged Board and committee members to register for the National Association of Housing Cooperatives’ Virtual Summit scheduled November 11-13, 2020.

7d. Board Members’ Items

Ready and Hess thanked Holland and Watkins for their Board service.

Watkins said although her board service is coming to an end, she plans to work on committees.

7e. Audit Committee’s Items

Everly said that Griffith was a good leader.

7f. Manager’s Items

GM Ralph reminded the Board of the work session with the City of Greenbelt on November 8, 2020. He said if board members do not receive a link from the city prior to the meeting to contact him.

Motion: To adjourn.

Moved: Holland

Seconded: Watkins

Carried: 8-0

The meeting adjourned at 9:14 p.m.

Ed James
Secretary