

Minutes  
**GHI BOARD OF DIRECTORS**  
October 16, 2014

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

Excused Absences: DeBernardo

Others in Attendance:

General Manager Eldon Ralph

Joan Krob, Director of Member Services

Tom Sporney, Director of Technical Services

Bruce Mangum, Contracts Processing Coordinator

Ben Fischler, Audit Committee

Anna Bedford, Audit Committee

Montrese Hamilton

Barbara Rondeau

Chris Shuman

Marge Tolchin

Nancy Lux

Ruth Wilson

Kathy Jarva

Altoria Ross, Recording Secretary

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

1. Approval of Agenda

**MOTION: TO APPROVE THE AGENDA.**

Moved: Hess

Seconded: James

Carried 7-0

Novinski was out of the room during the vote.

2. Report on Executive Session

Skolnik said that during executive session, the Board approved two sets of minutes, discussed the mutual ownership contract of a deceased member, reviewed member delinquencies and other unpleasant member issues.

3. Visitors and Members

Chris Shuman, 1-E Gardenway Road, circulated and discussed a plot illustrating GHI's increases in expenses through his anticipated retirement.

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:**

- **STEPHANIE O'BRIEN, SOLE OWNER;**
- **ELAINE COCCHIARELLA, SOLE OWNER;**
- **JANE R. DEVANE, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 8-0

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

- **STEPHEN D'ESPOSITO, IS CHANGED TO STEPHEN D'ESPOSITIO, AMY D'ESPOSITO, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Hess

Carried 8-0

5. Committee Reports

Hess said the Investment Committee has identified bonds to acquire. The Companion Animal Committee report that appeared on the printed agenda was an error. A report was not presented.

6. Consent Agenda**MOTION: TO APPROVE THE CONSENT AGENDA.**

Moved: Hess

Seconded: James

Carried 8-0

7a. External Auditor Selection for Year 2014/2015 Audit/Preparation of Tax Returns, 2nd Reading

**APPROVED BY CONSENT: THE BOARD OF DIRECTORS ACCEPTS THE PROPOSAL OF WEGNER LLP. MADISON, FOR SECOND READING AND FINAL PASSAGE, TO PERFORM THE CONSOLIDATED AUDIT FOR GHI AND GDC, AND PREPARE STATE AND FEDERAL TAX RETURNS FOR THE YEARS 2014 AND 2015 AT COSTS NOT TO EXCEED \$16,800 FOR 2014 AND \$17,640 FOR 2015.**

7b. Purchase of A Vantage All-Electric Van for the Maintenance Department, 2nd Reading

**APPROVED BY CONSENT: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR SECOND READING AND FINAL PASSAGE, TO PURCHASE ONE NEW VANTAGE ELECTRIC CARGO VAN WITH A LADDER RACK FROM THE WERRES CORPORATION AT A COST NOT TO EXCEED \$23,373.70 PLUS AN EXTRA \$200 FOR TAG AND TITLE FEES.**

7c. 2014 Fall Concrete 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 JMR CONCRETE FOR THE FALL REPAIRS OF CONCRETE SIDEWALKS AT 27 SITES AT ITS BID, \$18,598.25, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$20,458.08.**

7d. Yard Line Certification: 6 Court Crescent Road

**MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 6 CRESCENT AS PRESENTED.**

Moved: Novinski

Seconded: Hess

Carried 6-2

Hess and Ready opposed.

7e. Buildings Committee Recommendation to Recruit Court Liaisons for the Homes Improvement Program

Jim Cohen (Chair of the Buildings Committee) wrote a letter to the Board President, which requests the Board to allow the Buildings Committee to recruit a sufficient number of court liaisons. The Committee proposes that the court liaisons will personally contact members and do the following:

1. make sure that each member has received the informational HIP material distributed by GHI; and;
2. ask the member if he/she has any questions about the nature of the material distributed by GHI; refer to that material and point out how and where the member can submit questions and obtain additional information (e.g., on GHI website, the GHI newsletter, the Communicator, upcoming town hall meeting(s), etc.).

**MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE BUILDINGS COMMITTEE TO RECRUIT VOLUNTEERS TO SERVE AS LIAISONS, FOR THE PURPOSE OF CONTACTING MEMBERS TO COMMUNICATE INFORMATION THAT IS PERTINENT TO THE HOMES IMPROVEMENT PROGRAM.**

Moved: Marcavitch

Seconded: Jones

Carried 8-0

7f. Review a “Greening GHI Landscape” Article Request Submitted by the Woodlands Committee

Kathy Jarva, the Woodlands Committee chair, submitted an article for Board review and approval. The Committee would like to print and distribute it at the November 2 Farmers’ Market, where the committee will staff a booth.

**MOTION: THE BOARD OF DIRECTORS ACCEPTS THE “GARDEN HELP” ARTICLE THAT HAS BEEN PREPARED BY THE WOODLANDS COMMITTEE AS REVISED AND APPROVED THE GHI PRESIDENT.**

Moved: James

Seconded: McFadden

Carried 8-0

7g. Finance Committee’s Recommendations Re: Unreserved Operating Funds That Might Be Available for the Homes Improvement Program

The Board discussed the unreserved operating funds. The amount of the unreserved operating fund reported on the consolidated balance sheet for GHI as of December 31, 2014 was \$6,564, 228. A consolidated balance sheet shows the consolidated balance sheets as of 12/31/2012 and 12/31/2013.

The Finance Committee was requested to analyze the 2013 year-end unreserved operating fund and recommend what cash resources GHI could utilize before borrowing from a financial institution. A summary of the analysis was prepared by the committee, based on the 2013 year-end balance sheet. The committee considered the following two components:

1. Net Liquid Assets - this amount of \$163,933 represents available cash above liabilities and commitments of the cooperative.
2. Net Available Equity - this amount of \$1,220,913 is comprised of the unreserved operating fund less net depreciable assets, unrealized loss and operating surplus allocations.

The Finance Committee has concluded that the lesser of the two amounts i.e., the net liquid assets of \$163,933, represent the financial resources that GHI could utilize before borrowing from a financial institution.

7h. Finance Committee's Recommendations Re: Revisions to GHI's Delinquency Procedures

Paragraphs 5-6B-30 AND 5-6B-31 of a recent Maryland Senate Bill 865 specifies that a cooperative may not evict an owner who is delinquent for less than three months and in order to do so, the cooperative must go through the dispute resolution process set forth in the bill. The bill took effect on October 1, 2014.

On June 12, 2014, the Board requested the Finance Committee to review the bill and recommend changes to GHI's delinquency procedures to conform to the relevant provisions of the bill.

The Finance Committee subsequently revised the Delinquency Procedures and letters that will be sent to members who are delinquent in paying their fees.

**MOTION: THE BOARD OF DIRECTORS ADOPTS THE DELINQUENCY PROCEDURES AND FEE DELINQUENCY LETTERS THAT HAVE BEEN RECOMMENDED BY THE FINANCE COMMITTEE, IN ORDER TO COMPLY WITH THE PROVISIONS OF PARAGRAPHS 5-6B-30 AND 5-6B-31 OF MARYLAND SENATE BILL 865.**

Moved: Ready

Seconded: Hess

Carried 7-0

McFadden was out of the room during the vote.

7i. Schedule a Work Session for the Board to Deliberate Recommendations for Building Envelope Improvements for the Homes Improvement Program

The Buildings Committee presented its recommendations regarding building envelope improvements for the Homes Improvement Program to the Board on September 18, 2014.

**APPROVED BY CONSENT: ON OCTOBER 30 AT 7 P.M., THE BOARD WILL CONVENE A WORK SESSION TO DELIBERATE RECOMMENDATIONS FOR BUILDING ENVELOPE IMPROVEMENTS FOR THE HOMES IMPROVEMENT PROGRAM.**

7j. CAI's Request for Community Associations to Oppose Bill H.R.4969

A bill, H.R. 4969, has been introduced in the US House of Representatives that directs the Federal Communications Commission (FCC) to extend to private land use restrictions a.k.a. community association covenants, conditions and restrictions (CC&Rs), its rule relating to reasonable accommodation of amateur service communication. The equivalent governing document to the CC&Rs, for a cooperative like GHI, is the Proprietary Lease or Mutual Ownership Contract.

According to the Community Associations Institute (CAI), the bill poses a significant threat to community associations by invalidating community association rules and architectural standards that

govern the installation and use of amateur radio towers and antennas. CAI opposes H.R. 4969 and is communicating with Members of Congress to help them understand why H.R. 4969 should not become law. Further, CAI is urging its member organizations around the country to let the U.S. House of Representatives know that they oppose H.R. 4969 since community associations should be allowed to create reasonable rules for their communities. CAI has proposed a template that could be modified by community associations and sent to their congressional representatives to communicate opposition to H.R. 4969.

**MOTION: THE BOARD OF DIRECTORS DOES OPPOSE BILL H.R. 4969 AND DIRECTS THE PRESIDENT TO SEND A LETTER TO GREENBELT'S CONGRESSIONAL REPRESENTATIVES ON GHI'S BEHALF URGING THEM NOT TO SUPPORT THE BILL.**

Moved: Hess

Seconded: Jones

Carried 8-0

7k. Proposed Establishment of a Historic Preservation Task Force

During its strategic planning meeting on July 20, 2014, GHI's Board of Directors included an item to investigate "how to foster the preservation of historic elements for the GHI community."

After extended conversation, Hess called the question.

**MOTION: THE BOARD OF DIRECTORS APPROVES THE FORMATION OF AN AD-HOC HISTORIC PRESERVATION TASKFORCE TO RECOMMEND "HOW TO FOSTER THE PRESERVATION OF HISTORIC ELEMENTS FOR THE GHI COMMUNITY" AND ACCEPTS THE PROPOSED CHARTER FOR AN AD HOC HISTORIC PRESERVATION TASKFORCE THAT HAS BEEN SUBMITTED, AS REVISED.**

Moved: Marcavitch

Seconded: Hess

Carried 7-1

McFadden opposed.

A copy of the task force charter, as revised and approved, will be affixed to official copy of the Board meeting minutes of October 16, 2014.

7l. Proposal for a Partnership With Mortgage Lenders to Dispose Units Facing Foreclosure

When a lender sells a GHI co-op home in a foreclosure sale, it can take more than a year from the time of eviction to resale and recovery of the lender's funds. There is no provision in a recognition agreement with a mortgage lender that prohibits the lender from selling a unit in a foreclosure sale, if the mortgage lender continues to pay the co-op fees for that unit.

In an attempt to shorten the vacancy period, expedite repairs, and hasten resale of homes when foreclosure occurs, the Manager provided the Board with a proposal that if accepted by the mortgage lenders would help resolve this issue.

**MOTION: THE BOARD OF DIRECTORS ACCEPTS THE “PROPOSAL -- LENDER AND GHI PARTNERSHIP TO REPAIR AND SELL GHI HOMES FACING FORECLOSURE” (AS REVISED) THAT HAS BEEN SUBMITTED BY STAFF. THE BOARD OF DIRECTORS FURTHER AUTHORIZES THE MANAGER TO SEEK AGREEMENTS WITH MORTGAGE LENDERS FOR THE REPAIR AND RESALE OF GHI HOMES FACING FORECLOSURE, IN ACCORDANCE WITH THE TERMS OF THE PROPOSAL THAT HAS BEEN ACCEPTED BY THE BOARD.**

Moved: Ready

Seconded: Hess

Carried 8-0

8. Items of Information

Skolnik brought to the Board’s attention the Board Action Plan Status & Committee Task List and Monthly GHI and City Calendars.

9. President

Skolnik said he received a proclamation from Mayor Jordan for Co-op Month. He also reminded the Board and visiting members of the upcoming annual picnic.

10. Board Members

- James discussed a vehicle being stuck entering 56 Court Crescent Road. He asked staff to request that the city repair the dip in the driveway’s surface.
- Hess said he is concerned that the Board does not overburden staff.
- Marcavitch said Raphael’s Race would take place at Greenbelt Elementary School next weekend. He said the Pumpkin Walk and Halloween are rapidly approaching.

11. Manager

GM Ralph said an elderly woman hit a stone wall on 10 Court Southway and took down the chain link fence at 8A. She was taken away in an ambulance. He also said he would be on leave next week.

**MOTION: TO ADJOURN.**

Moved: Hess

Seconded: Marcavitch

Carried 6-0

The meeting adjourned at 9:46 p.m.

Ed James  
Secretary