

Minutes
GHI BOARD OF DIRECTORS
October 17, 2013

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

Others in Attendance:

General Manager Eldon Ralph	Ben Fischler, Audit Committee
Brenda Lewis, Director of Human Resources	Jonathan Gordy, Audit Committee
Joan Krob, Director of Member Services	Ryan McClelland
Joe Perry, Finance Director	Stephen Waldron, Greenbelt News Review
Tom Sporney, Director of Technical Services	Altoria Ross, Recording Secretary

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

1. Approval of Agenda

MOTION: TO APPROVE THE AGENDA.

Moved: James

Seconded: Skolnik

Carried 9-0

2. Visitors and Members

Ready welcomed visitors and members. Ryan McClelland of 7F Southway addressed the Board about the possibility of the cooperative installing an electric vehicle charging station for members. Ready stated that the topic would be added to a future agenda and perhaps the strategic plan.

3. Approval of Membership Applications

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

- **JUDE MAUL, JULIE MAUL, TENANTS BY THE ENTIRETY;**
- **ANZI HU, SOLE OWNER;**
- **DAVID YARBROUGH, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 9-0

FOR THE RECORD: THAT THE FOLLOWING MEMBERS WERE ACCEPTED INTO THE COOPERATIVE BY A BOARD POLL AND MEMBERSHIP WAS AFFORDED THEM AT THE TIME OF SETTLEMENT:

- **MATTHEW SICKLE, ALYSSA SICKLE, TENANTS BY THE ENTIRETY.**
- **DEMING CHEN, YINAN LU, TENANTS BY THE ENTITY.**

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

- **KEITH MARSHALL IS CHANGED TO KEITH MARSHALL, MARTHA MARSHALL, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Hess

Carried 9-0

4. Committee Reports

None

5. Consent Agenda

None

6a. Yard Line Certification: 46A-M Ridge Road

MOTION: THE BOARD OF DIRECTORS DOES APPROVE YARD PLATS FOR 46A-M RIDGE AS PRESENTED.

Moved: Jones

Seconded: Novinski

Carried 7-2

Opposed: DeBernardo and Ready (only for A&D)

6b. External Auditor Selection, 1st Reading

Staff received three bids from auditing firms as follows:

Wegner LLP, Madison	\$14,000
OA O Moh n & Allen, PC	\$20,000
Turner, Jones & Associates, P.L.L.C.	\$35,500 - \$39,500

MOTION: THE BOARD OF DIRECTORS ACCEPTS THE PROPOSAL OF WEGNER LLP, MADISON FOR FIRST READING TO PERFORM THE 2013 CONSOLIDATED AUDIT FOR GHI AND GDC, AND FOR THE PREPARATION OF 2013 STATE AND FEDERAL TAX RETURNS AT A COST NOT TO EXCEED \$15,000.

Move: Jones

Seconded: Skolnik

Carried 9-0

While Sporney prepared the white board, the Board skipped to agenda item 6d. Building Committee Recommendation Re: Removal/Reinstallation of A/C Units in Phase 2 of the Pilot Program.

6d. Building Committee Recommendation Re: Removal/Reinstallation of A/C Units in Phase 2 of the Pilot Program

MOTION: THE BOARD OF DIRECTORS DOES RESOLVE THAT GHI WILL RE-INSTALL EXISTING AIR CONDITIONER(S) IN HOMES OF PILOT MEMBERS, TO THEIR PRIOR CONDITION, AT GHI'S EXPENSE, IF AN ALTERNATIVE HEATING/COOLING SYSTEM IS NOT ADOPTED FOR INSTALLATION DURING THE HOMES IMPROVEMENT PROGRAM.

Move: Hess

Seconded: Novinski

Carried 9-0

6e. Companion Animal Committee's Report on the "Are You Ready?" Disaster Preparedness Event

MOTION: THE BOARD OF DIRECTORS DOES ACCEPT THE COMPANION ANIMAL COMMITTEE'S RECOMMENDATION TO MAKE THE "ARE YOU READY?" DISASTER PREPAREDNESS EVENT AN ANNUAL EVENT AND AUTHORIZES THE COMMITTEE TO PROCEED WITH PLANS TO HOLD THE NEXT EVENT ON SEPTEMBER 28, 2014.

Moved: Jones

Seconded: McFadden

Carried 7-2

Opposed Marcavitch, Ready

6c. Selection of Heating/Cooling Systems for Phase 3 of the Pilot Program

MOTION: THE BOARD OF DIRECTORS ELIMINATES GROUND SOURCE HEAT PUMP SYSTEMS AS PART OF THE PILOT PROGRAM.

Moved: Jones

Seconded: Hess

Carried 7-2

Opposed Skolnik and McFadden

MOTION: ELIMINATE AIR SOURCE HEAT PUMP SYSTEM FROM THE PILOT PROGRAM.

Moved: Jones

Seconded Marcavitch

Withdrawn

MOTION: I MOVE THE BOARD OF DIRECTORS VOTES TO INCLUDE DUCTLESS HEAT PUMP WITH THREE AIR HANDLERS AS PART OF THE PILOT PROGRAM.

Moved: Hess

Seconded: DeBernardo

Carried 8-1

Opposed: Marcavitch

MOTION: I MOVE THE BOARD OF DIRECTORS VOTES TO INCLUDE ELECTRIC BASEBOARD HEAT AS PART OF THE PILOT PROGRAM.

Moved: Hess

Seconded: James

Carried 8-1

MOTION: TO INCLUDE THE AIR SOURCE HEAT PUMP AS A PART OF THE PILOT PROGRAM.

Moved: Jones

Seconded: Hess

Carried 5-3-1

Opposed: DeBernardo, James, Jones

Abstained: Marcavitch

MOTION: THE BOARD OF DIRECTORS MOVES TO INCLUDE FAN FORCED ELECTRIC HEAT AS A PART OF THE PILOT PROGRAM.

Moved: Hess

Seconded: McFadden

Carried 8-1

Opposed: Marcavitch

7. Items of Information

None

8. President

Ready thanked Sylvia Lewis for participating in the Co-op Month radio program on WOL. She also thanked the Board for its preparation for candidates forum and for Skolnik moderating it. Ready also thanked Novinski for putting together the committee to write questions and Krob for the refreshments. She also asked the Board to send suggested changes from annual meeting minutes to Krob and gave kudos to the Member Outreach Committee for a successful picnic.

9. Board Members

DeBernardo said there was a good turnout at the picnic.

McFadden mentioned that the Express Newspaper featured housing co-ops yesterday.

Jones clarified that the open house tour would be on a Saturday instead of a Sunday.

Hess announced his gladness to be out of the hospital.

Skolnik spoke about his experience moderating the Center City Council Candidates forum.

Audit Committee Member Gordy thanked the Board for hosting the candidates forum at city hall on behalf of his wife, Susan Stewart.

10. Manager

Ralph said he would be on leave next week and that Lewis would be his back up.

11. Staff

Perry said he would be off most of the day on Friday. He also said in an effort to increase efficiency, the finance department will no longer accept payments in the night depository slot starting in January. Perry said that the department receives over 100 payments a month. He plans to encourage members to mail payments to the lock box, pay online or enroll in Easy Pay. Perry said a kiosk has been set up in the office for walk-in members to pay.

**MOTION: TO RECESS TO EXECUTIVE SESSION FOR MEMBERS
ISSUES AFTER THE BREAK.**

Moved: Hess

Seconded: Skolnik

Carried 9-0

The meeting recessed at 10:09 p.m.

Ed James
Secretary