

Final Approved GHI Board of Directors
Open Meeting
(Virtual Zoom)
November 4, 2021

Board Members Present: Bilyeu, Brodd, Carter-Woodbridge, Hess, James, Lambert, Luly, McKinley and Mortimer

Excused Absence:

Others in Attendance:

Eldon Ralph, General Manager
Joe Perry, Director of Finance
Maesha McNeill, Human Resources Manager
Greg Eck, Accounting Manager
Bruce Mangum, Contract Processor
David Benack, Audit Committee
Sam Lee, Audit Committee
Dale Wilding, Audit Committee
Greg Eck, Finance Manager
Stuart Caplan, Director of Technical Services
Michael Chesnes
Kerry Loring
Joe Ralbovsky
Amy Odegaard
Mark Docken
Lois Docken
Mara Hemminger
Bill Jones
Amy von Gohren
Tom Adams
Molly Lester
Stephen Holland
Susan Harris
Paul Kapfer
Ben Fischler
Monica Johnson, Recording Secretary

President Brodd called the meeting to order at 8:07 pm.

1. Approval of Agenda

Motion: To approve the agenda as presented.

Moved: Hess

Seconded: McKinley

Carried: 9-0

2. Statement of Closed Meeting

2a. Statement of Closed Meeting Held on October 27, 2021

A Complaint Panel comprised of Directors Stefan Brodd, Denna Lambert and Erin Bilyeu held a complaint hearing with a member on October 27, 2021, at 7:00 pm in a closed meeting as specified in the Maryland Cooperative Housing Corporation Act § 5-6B-19 (e) (1) (iv). The meeting was held via internet audio/video conference.

The motion to hold this closed meeting was approved during the closed meeting on October 7, 2021, by Directors Bilyeu, Brodd, Carter-Woodbridge, James, Lambert, Luly, McKinley and Mortimer.

2b. Statement of Closed Meeting Held on November 4, 2021

The meeting is in recess and will be reported on during a subsequent Open Meeting.

3. Visitors and Members (Comment Period)

Molly Lester, 6-M Hillside Road, asked about how would revisions to the agenda get to the membership before the meeting and meeting minutes available for members.

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:

- Amanda R. Spaid, Noel P. Johnson, Tenants by the Entirety
- Marcia D. Aleksiewicz, Peter J. Aleksiewicz, tenants by the Entirety
- Gregory B. Wingerter, Sole Owner
- Charles O. Akintibubo, Sole Owner

Moved: James

Seconded: Hess

Carried: 9-0

Motion: I move that the Board of Directors approve the following Mutual Ownership Contract Change:

- Catherine Meetre, Margaret L. Strong, Joint Tenants is hereby changed to Margaret L. Strong, Sole Owner.

Moved: James

Seconded: Hess

Carried: 9-0

5. Committee Reports

Director McKinley reported on the Storm Water Management Subcommittee and the Buildings Committee.

6. For Action or Discussion6a. Approve Minutes of the Open Meeting Held on October 7, 2021

Motion: I move that the Board of Directors approve the minutes of the Open Meeting that was held on October 7, 2021, as presented.

Moved: James
Abstained: Hess

Seconded: Bilyeu

Carried: 8-0-1

6b. Review 2022 GHI Operating Budget - 1st reading

The Board and Finance Committee met on October 14, 2021, to review the first draft of The 2022 GHI Operating Budget. Attachment #3 is the revised draft of the budget. Questions regarding the budget may be directed to Joe Perry, Director of Finance, at any time prior to the Board meeting.

Motion: I move that the Board of Directors adopt The 2022 Operating Budget for Greenbelt Homes Inc., for first reading in the amount of \$ 13,841,840.00 with depreciation of Members' homes in the amount of \$1,214,000.00.

Moved: Luly

Seconded: Hess

Carried: 9-0

6c. Permit Request to Add a Second Story to an Existing One-Story Addition at 33-Q Ridge Road

No Action. Moved to a future agenda.

6d. Transition and Sustainability Task Force Proposal to Conduct a Membership Survey

The Transition Task Force/Member Engagement Work Group proposes to conduct a survey to obtain feedback from the membership regarding what they would like changed and what they would like to remain the same when GHI hires a new General Manager.

The results of the survey will be discussed during a membership townhall meeting to be held on January 30, 2022. Attachment #5a is the survey communications plan and Attachment #5b is the draft survey.

Motion: I move that the Board of Directors accept the Transition Survey-Communication Plan and membership survey form as presented and authorize the Transition Task Force/Member Engagement Work Group to conduct the membership survey.

Moved: Hess

Seconded: James

Amended and carried by a later vote

Amendment: I move to replace the word “presented” with the word “revised”.

Moved: James

Seconded: Hess

Carried: 9-0

Motion as Revised: I move that the Board of Directors accept the Transition Survey-Communication Plan and membership survey form, as revised, and authorize the Transition Task Force/Member Engagement Work Group to conduct the membership survey.

Moved: Hess

Seconded: James

Carried: 9-0

6e. Update from the Old Greenbelt Gardening Boosters re: Status of Recommendations in a 2017 Report Prepared by the Yard Solutions Task Force

Moved to future meeting due to the lateness of the hour.

6f. Proposal to Hold Education Seminars for Members

Moved to future meeting due to the lateness of the hour.

6g. Motion to Hold a Closed Meeting on November 18, 2021

Motion: I move to hold a closed meeting of the Board of Directors at 7:00 pm on November 18, 2021.

Moved: James

Seconded: Lambert

Carried: 9-0

7. Items of Information

7a. President’s Items None.

7b. Board Members’ Items None.

7c. Audit Committee’s Items None.

7d. Manager’s Items None.

Motion: To adjourn.

Moved: Hess

Seconded: Carter-Woodbridge

Carried: 9-0

The meeting adjourned at 10:17 pm.

Ed James
Secretary

