

Minutes
GHI BOARD OF DIRECTORS
November 6, 2014

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

Excused Absences: Novinski

Others in Attendance:

Eldon Ralph, General Manager	Emmett Jordan, Mayor of Greenbelt
Joe Perry, Director of Finance	Celia Craze, 15 Crescent Road-City of Greenbelt
Joan Krob, Director of Member Services	Chris Shuman
Brenda Lewis, Director of Human Resources	Ruth Wilson
Tom Sporney, Director of Technical Services	Kris White
Jonathan Gordy, Audit Committee	Angie Evans
Ben Fischler, Audit Committee	Marge Tolchin
Anna Socrates	Jim Cohen
Alice Mitchell	Montrese Hamilton
Chris Carbone	Sarah Sczuka
Jason Chute	Susan Walker
	Monica Johnson, Recording Secretary

President Skolnik called the meeting to order at 7:41p.m.

1. Approval of Agenda

MOTION: TO APPROVE THE AGENDA.

Moved: Hess

Seconded: James

Carried: 8-0

2. Report on Executive Session

Skolnik reported that the Executive Session was spent on three member issues and steps that GHI is going to take to try and help the members become better members.

Skolnik also recognized that in the audience was Mayor Emmett Jordan and Celia Craze, Director of Planning.

3. Visitors and Members

Ms. Craze announced that the City of Greenbelt, in cooperation with the four Cities Coalition, which includes; Greenbelt, College Park, Berwyn Heights and New Carrollton, was awarded a \$75,000 grant from the State Maryland Department of Agriculture to fund a no cost spay/neuter program.

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:

- **ELLEN HOLDER, LINNEA R. BERGE AS JOINT TENANTS.**

Moved: James

Seconded: Hess

Carried: 8-0

5. Committee Reports

Companion Animal Committee – Kris White mentioned that part of the written report to the Board from the CAC was on Spay Neuter Program that was funded by a grant, and that the CAC will be outreaching at various functions to advertise the Program.

6. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA.

Moved: Hess

Seconded: James

Carried: 8-0

7a. Approval of Minutes: August 28, 2014

APPROVED BY CONSENT: BOARD MINUTES OF THE OCTOBER 2, AND OCTOBER 16, 2014 MEETINGS.

7b. Proposed Installation of 21'x15' Concrete Patio in Garden side Yard of 37D Ridge Road

Tom Sporney, Director of Technical Services, summarized the permit that was submitted requesting to install a 20'x25' stamped concrete patio in the gardenside yard at 37D Ridge Road. At the meeting a further drawing was submitted for consideration that reduces the patio to 15' x 21'. A copy of the revised drawing will be attached to the official minutes.

Mr. Carbone explained to the Board that the yard is in bad shape on the gardenside and would like to install a patio as well as a rain garden. He also explained that they have plans to resolve the run off issue. (Attached to the final minutes).

MOTION: THE BOARD OF DIRECTORS DOES ALLOW PERMISSION TO INSTALL THE PROPOSED 15'X 21' STAMPED CONCRETE PATIO, ACCORDING TO THE YARD IMPROVEMENT PLAN AS PRESENTED TO THE BOARD OF DIRECTORS AT THE NOVEMBER 6, 2014 BOARD MEETING, IN THE GARDENSIDE OF 37D RIDGE ROAD.

Moved: Marcavitch

Seconded: James

Carried: 7-1

Opposed: Ready

7c. Buildings Committee Recommendations Re: Procedures for the Homes Improvement Program

MOTION: I MOVE THAT WE ACCEPT THE BUILDINGS COMMITTEE'S REPORT DATED SEPTEMBER 24TH 2014.

Moved: James

Seconded: Ready

Carried: 7-0

Director DeBernardo was out of the room during the vote.

7d. Buildings Committee Recommendations Re: Homes Improvement Program Outreach Strategy

The Board reviewed and discussed at length the October 21, 2014 memorandum from Jim Cohen on behalf of the Buildings Committee's Communications Task Group. The Board and members in the audience reviewed and discussed the recommendations submitted. President Skolnik asked that the Board send any further suggestions to him within 3 days.

MOTION: THE BOARD OF DIRECTORS ACCEPTS THE BUILDINGS COMMITTEE'S REPORT IN THE MEMORANDUM DATED OCTOBER 21, 2014.

Moved: Jones

Seconded: Hess

Failed: 3-5

Opposed: Ready, Skolnik, James, Hess, DeBernardo

7e. Buildings Committee Recommendation Re: Solar Water Heater Installations By Members.

Skolnik reported that the Buildings Committee established a Task Force to investigate the feasibility of implementing solar domestic water heating (SDWH) systems in GHI. The Task Force report on September 2, 2014 has suggested that the Board implement the policy of allowing installation of solar domestic water heating (SDWH) systems by individual members for their units, where appropriate, subject to specific requirements.

MOTION: THE BOARD OF DIRECTORS DOES ADOPT THE SOLAR DOMESTIC HOT WATER HEATER (SDWH) REPORT AND RECOMMENDATIONS AS PRESENTED, ALLOWING INDIVIDUAL INSTALLATIONS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. APPLICATION, REVIEW, PERMIT ISSUANCE, AND FINAL INSPECTION BY GHI TECHNICAL SERVICES DEPT.**
- 2. COUNTY AND CITY OF GREENBELT PERMIT ISSUANCE, AND INSPECTIONS AS REQUIRED THEREBY;**
- 3. INSTALLATION TO BE PERFORMED BY LICENSED CONTRACTOR ACCEPTABLE TO GHI;**
- 4. CONSIDERATION OF APPLICATION BY ARCHITECTURAL REVIEW COMMITTEE;**
- 5. COST OF INSTALLATION TO BE BORNE BY MEMBER;**

6. **RESPONSIBILITY FOR MAINTENANCE OF SDWH SYSTEM TO BE BORNE BY MEMBER, INCLUDING REPAIR OF ANY DAMAGE TO GHI STRUCTURE(S) THAT RESULTS FROM INSTALLATION OR OPERATION OF SDWH EQUIPMENT.**
7. **MEMBER WOULD BE RESPONSIBLE FOR THE INSTLALATION AND REMOVAL OF THE SOLAR DOMESTIC WATER HEATER PANELS AND REPLACEMENT OF ROOF.**

Moved: Skolnik

Seconded: Hess

Withdrawn

CONSENSUS: TO SEND BACK TO BUILDINGS COMMITTEE THE RECOMMENDATION ON SOLAR DOMESTIC WATER HEATER INSTALLATION FOR FURTHER REVIEW/EDITS.

7f. Proposed Employee Health Benefit Costs for 2015

For 2015, the overall increase in health insurance premium is just 2.26% with no change in the provider (CareFirst Blue Cross/Blue Shield). Even so, employees are responsible for more co-pays when visiting their doctors, and higher prescription costs than before. Dental premium and the life and disability insurance cost will not change in cost because of a two year rate lock last year.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE CONTINUED FUNDING OF EMPLOYEE HSA ACCOUNTS AT 85% OF THE DEDUCTIBLE AND PAYMENT OF 90% OF THE PREMIUM COST FOR HEALTH AND DENTAL COVERAGE FOR THE 2015 BENEFIT YEAR.

Moved: Hess

Seconded: Marcavitch

Carried: 7-0

Director McFadden was out of the room during the vote.

MOTION: TO RECESS FOR 5 MINUTES.

Moved: Hess

Seconded: James

Carried 8-0

7g. 2015 GHI Operating Budget, 1st Reading

Hess reported on the first draft of the 2015 GHI Operation budget. Further discussions followed by the Board.

CONSENSUS: TO PUT A 2.5% INCREASE FOR SALARIES IN THE 2015 BUDGET.

MOTION: TO EXTEND THE MEETING BY 20 MINUTES

Moved: James

Seconded: Hess

Carried: 8-0

MOTION: THE BOARD OF DIRECTORS ADOPTS THE 2015 OPERATING BUDGET FOR FIRST READING IN THE AMOUNT OF \$10,253,626.00 WITH

DEPRECIATION OF MEMBERS' HOMES IN THE AMOUNT OF \$642,658.

Moved: Hess

Seconded: Marcavitch

Carried: 8-0

8. President

President Skolnik thanked staff for their incredibly diligent work on the budget. He then thanked the General Manager and the Director of Member Services for their incredibly diligent work at 60K Crescent Road.

9. Board Members

Director James – reminded everyone of the Special Membership meeting on November 18.

10. Manager

General Manager Ralph reported that we had a number of leaks within GHI, and that WSSC will respond to the leaks at 18 Plateau Place and 13 Ridge Road.

MOTION: TO ADJOURN.

Moved: Hess

Seconded: Marcavitch

Carried: 8-0

The meeting adjourned at 10:25 p.m.

Ed James
Secretary