

**Minutes  
GHI Board of Directors  
February 4, 2016**

In Attendance: Brodd, James, Jones, Hess, Marcavitch (arrived at 9:20p.m.), McFadden, Ready, Skolnik

Excused Absence: Novinski

Other Attendees:

Eldon Ralph, General Manager

Joe Perry, Director of Finance

Joan Krob, Director of Member Services

Tom Sporney, Director of Homes

Improvement Program (HIP)

Bijan Khorsand, Director of Technical  
Services.

Maesha McNeill, Human Resources Manager

Paul Kapfer, Audit Committee Member

Janice Wolf

Aileen Kroll

Ben Fischler

Phillip Payette

Holly Hancock

Nancy Bagwell

Anna Socrates

Susan Harris

Kim Kweder

Kyrthlyn Rhoda, Recording Secretary

President Skolnik called the meeting to order at 7:32 p.m.

**1. Approval of Agenda**

Skolnik added to the agenda: 7f. Review Charter for Legislative and Government Affairs Committee.

**Motion: The Board of Directors does approve the agenda as revised.**

Moved: Hess

Seconded: James

Carried: 7-0

**2. Report on Executive Session**

Skolnik reported that the Executive Session for February 4 is in recess. He updated the Board on the Executive Session held January 21 at which time the Board reviewed reports of M-3 delinquencies and distressed units, heard a request for a rental permit and a potential purchase of a unit.

**3. Visitors and Members (Comment Period)**

- Holly Hancock addressed the Board about parking problems created in her court by people picking up children after the Greenbelt Elementary School lets out and using her court as a pick-up zone.
- Ben Fischler suggested a schedule on frame home roofs replacement be published for persons who would like to install solar panels.
- Kim Kweder inquired about the status of the crawlspace installation and whether HIP office would be open on the Friday GHI is closed to oversee contractors.
- Janice Wolf mentioned that the crawlspace installation seems to be working for her home.

**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:**

- Sam Bahr, Sole Owner;
- Ashraf E. Elmasry and Souzan F. Noaman, Tenants by the Entirety.

Moved: James

Seconded: Hess

Carried: 7-0

**Motion: That the Board of Directors approve the following Mutual Ownership Contract change.**

- Regina A. McLaughlin and Andrea S. Wigen, Tenants in Common is changed to Regina A. McLaughlin, Sole Owner.

Moved: James

Seconded: Hess

Carried: 7-0

## 5. Committee Reports

- GHI Parking Sub-Committee – Brodd stated the committee is continuing to make progress on the task dealing with parking and policy changes.
- Expeditious Transfer Upon Death Event (ETUDE) Task Force – James mentioned that the ETUDEF met on Monday.
- Homes Improvement Program – Sporney mentioned that he received three bid packages; one each for envelope, HVAC and electric.

## 6. Consent Agenda

None

### 7a. Review Request from Members of 14 Court Laurel Hill Road to Include Yellow as a Color Option for Siding during the Homes Improvement Program

Aileen Kroll presented a petition from members of 14 Court Laurel Hill Road expressing dismay about change in policy that removed “Autumn Yellow” from the color palate for frame homes during the HIP renovations. The members petitioned the Board to reconsider allowing yellow as a color for frame homes siding. The request was discussed at length, during which time it was pointed out that color selections for one type of home should be the same for all types of homes.

**Motion: I move that the Board of Directors approve the inclusion of pale yellow (e.g. Certainteed autumn yellow) as a color choice for siding commencing with the 2017 Homes Improvement Program schedule.**

Moved James

Seconded: McFadden

Carried: 4-3 by a vote taken later in the meeting.

Opposed: Brodd, Hess, Ready

**Motion: To send the pale yellow color choice back to Architectural Review Committee for study to make sure it coordinates with the other colors.**

Moved: Ready

no second

Motion failed due to lack of second.

**Motion: I move that the Board of Directors direct the Architectural Review Committee to reconsider the choice of vinyl siding colors available to members in frame homes under the Homes Improvement Program, and that it reconsider the choice of exterior paint colors available to members in masonry homes, so that a similar choice of exterior homes colors may be available to all members.**

Moved: Brodd

Seconded: Ready

Ruled out of order

After discussing the Robert's Rules, it was ascertained that the motion made by Brodd was out of order and it was so ruled by Skolnik.

**Motion: To call the question.**

**Moved: James**

Failed: 3-4

In Favor: Ready, James, McFadden

Opposed: Brodd, Jones, Hess, Skolnik

After additional discussion of the motion on the floor, a vote was taken on the main motion and it passed 4-3.

7b. Consider Changes That Should Be Made to GHI Bylaws

Director Brodd proposed a change to the Bylaws, Section III: Membership, Paragraph 1 in which the phrase "a husband and wife" would be changed to "married couple" so that the bylaws are in accord with state law, since marriage is no longer restricted to a husband and wife. During discussion, Ready also pointed out that Section 5 under Quorum, the referenced Section 5-206 of the Corporations and Associations Article of the Annotated Code of Maryland should be checked by the Bylaws Committee to make sure that the referred to section number is correct.

**Motion: I move that the Board of Directors approve the establishment of an Ad-Hoc Bylaws Committee to recommend changes to the language of GHI's Bylaws in Article III: Membership, Section 1: Membership, and in other Articles or Sections as may be required, as well as appropriate motions, that will enable the membership to vote on them at the May 2016 Annual Meeting. Further, I move that the Ad-Hoc Bylaws Committee provide its recommendations to the Board of Directors before March 10, 2016.**

Moved: Brodd

Seconded: Ready

Carried: 7-0

7c. Review Draft Fee Deferral Agreements

General Manager Ralph provided the Board with additional revisions to the draft Fee Deferral Agreements after having a further consultation with GHI's attorney, Joe Douglas.

**Motion: I move that the Board of Directors approve the Crawlspace Fee Deferral Agreements as presented to the Board on February 4, 2016.**

Moved: James

Seconded: Jones

Carried: 7-0

7d. Proposed Deletion of Clothesline Rule

Director McFadden has suggested the Board consider deleting the rules that specify clotheslines be on the service side of homes only. She believes the rule imposes micromanaging into busy lives,

and that Members should be able to hang laundry when they have time to do it, where it will dry most efficiently, and where the lines are most convenient to the user. The Board discussed the issue at length, including the rationale that historically, the gardenside of homes are meant for peaceful relaxation and members should not have to view laundry during such times or when they are entertaining guests out-of-doors.

**Motion: I move that the rule in Section X. Improvements, Alterations & Additions, Paragraph A. Specifically Prohibited Improvements and Alterations, no 3: “Clotheslines on the gardenside of a frame or masonry building except where each member in that building, plus all members living in the facing building, agree to change the approved location of clotheslines from serviceside to gardenside. Clotheslines on the street side of the larger townhomes.” be deleted from the GHI Member Handbook.**

Moved: McFadden

Seconded: James

Failed: 2-5

Opposed: Brodd, Hess, Jones, Ready, Skolnik

7e. Schedule Date for Manager’s 2015 Performance Evaluation

The Board of Directors selected February 29, 2016 7:00 pm in Executive Session for the Manager’s 2015 Review.

7f. Review Charter for Legislative and Government Affairs Committee

**Motion: I move that the Board of Directors approve the Charter for the Legislative and Government Affairs Committee, as presented.**

Moved: Hess

Seconded: James

Carried: 7-0

Marcavitch arrived at this point in the meeting; 9:20 p.m.

8. Items of Information

- a. Presidents’ Day Holiday – GHI offices will be closed on Monday, February 15<sup>th</sup> in observance of Presidents’ Day. Emergency maintenance service will be available.
- b. Board Action Plan Status & Committee Task List
- c. Monthly GHI and City Calendars

9. President

Skolnik thanked Board members, General Manager Ralph and his assistant Sheri Swain for a most productive strategic plan meeting. Skolnik also thanked GHI staff for a job well done on snow removal.

10. Board Members

- Hess suggested a written expression of appreciation be communicated to staff for their snow removal efforts. He also suggested that the roofs replacement schedule be sent to members in the event that any members are contemplating installing solar panels in the future.

- Marcavitch reminded the board and those in the audience that schools are closed February 12<sup>th</sup> and 15<sup>th</sup> and to be careful of children. He stated he attended the Prince George' County Budget Meeting where it was reported another even-funded fiscal year.

11. Manager

General Manager Ralph reminded the Board of the Real State Tax Seminar that will occur on February 8<sup>th</sup> in the Board room.

**Motion: To recess to Executive Session for discussion of membership issues, after the break.**

Moved: Hess

Seconded: James

Carried 8-0

The meeting recessed at 9:30 pm

Ed James  
Secretary