

Minutes
Greenbelt Homes Inc.
Annual Membership Meeting - May 10, 2018

1. Issuance of Voting Cards: Voting cards were issued to members, starting at 7:00 p.m.

2. Proof of Due Notice of Meeting:

Secretary Ed James presented a receipt from the Greenbelt Post Office certifying that on April 26, 2018, 1,600 pieces of presorted first class mail with postage prepaid totaling \$752.00 were delivered by Greenbelt Homes, Inc. to the facility. This documentation constitutes due notice of meeting in accordance with Article IV, Section 4 of the GHI Bylaws.

3. Certification of Presence of a Quorum:

President Steve Skolnik called the meeting to order at 7:30 p.m. Board Secretary Ed James announced that at 7:29 p.m. 111 members had registered signifying that a quorum was present to conduct business.

4. Approval of Agenda:

Motion: I move approval of the agenda as presented.

Moved: Ed James	Seconded: Chuck Hess	Carried
56-D Crescent Road	42-D Ridge Road	

5. Action on Minutes

5a. Annual Membership Meeting - May 11, 2017.

Motion: Move approval of the Annual Membership Meeting Minutes of May 11, 2017 as revised.

Moved: Ed James	Seconded: Chuck Hess	Carried
56-D Crescent Road	42-D Ridge Road	

5b. Special Membership Meeting – February 8, 2018.

Motion: Move approval of the Special Membership Meeting Minutes of February 8, 2018 as revised.

Moved: Ed James	Seconded: Deborah McKinley	Carried
56-D Crescent Road	55-H Ridge Road	

6. Reports of Officers, Directors, and Elected Committees:

No questions were raised by the membership.

7. Presentation of Candidates

Skolnik recognized and thanked Delegates Anne Healey, Tawanna Gaines and City Council Judith Davis, Mayor Pro-Tem for attending GHI's membership meeting.

Tom Jones, chair of the Nominations and Elections Committee, introduced the five candidates running for one-year terms on the Audit Committee and the four candidates for Board of Directors for two-year terms. He then explained the procedures for voting for the candidates. He also recognized the other members of N&E Committee: Alex Barnes, Theresa Henderson, Terry Kucera and Anna Socrates.

Tom introduced the 5 candidates running for Audit Committee in alphabetical order by last names to give a statement for 3 minutes in length.

Audit Committee Candidates:

Carol Griffith, 55 Ridge Road
Henry Haslinger, 4 Ridge Road
Molly Lester, 6 Hillside Road
Diana McFadden, 71 Ridge Road
Deborah McKinley, 55 Ridge Road

Tom introduced the 4 candidates running for Board of Directors in alphabetical order by last names to give a statement for 3 minutes in length.

Board of Directors Candidates:

Stefan Brodd, 2 Westway
Stephen Holland, 56 Ridge Road
Ed James, 56 Crescent Road
Tami Watkins, 21 Ridge Road

8. Nominations and Elections of the Nominations and Elections Committee

Jones announced that five open positions existed on the Nominations and Elections Committee and five members have consented to run: Tom Jones, Terry Kucera, Theresa Henderson, Mary Salemme and Alexander Barnes for the one-year term May 2018-May 2019. N&E Chair Jones explained the process for members to cast their vote.

Skolnik opened the floor for further nominations for the N&E Committee; no further nominations were made.

Motion: I move to elect the five candidates to the N&E Committee by acclamation.

Moved: Chuck Hess	Seconded: Ginny Jones	Carried
42-D Ridge Road	15-D Ridge Road	

9. Old Business
None

10. New Business

Skolnik took a moment to recognize all of the members who have volunteered for GHI.

10a. – Vote To Postpone Consideration of the Installation of a Solar Photovoltaic System for the GHI Administration Building

Motion: GHI shall postpone consideration of the installation of a solar photovoltaic system – to provide electricity to the administration building – until after the asbestos removal and crawlspace improvements have been completed in the frame homes.

Moved: Montrese Hamilton
33-J Ridge Road

Amended
and Failed at
a later vote

Amendment: I move the amend the motion to replace the words “postpone consideration of the installation” to “postpone purchase”.

Moved: Bill Jones
15-D Ridge Road

Seconded: Catherine Jones
24-H Ridge Road

Carried

Motion: I move to Call the Question.

Moved: Sylvia Lewis
2-C Gardenway

Carried

Motion as Amended: GHI shall postpone purchase of a solar photovoltaic system – to provide electricity to the administration building – until after the asbestos removal and crawlspace improvements have been completed in the frame homes.

Moved: Montrese Hamilton
33-J Ridge Road

Failed

10b. – Vote to authorize GHI’s Board of Directors to enter into a contract to install a solar photovoltaic electrical system to supply electricity for GHI’s Administration Building

Motion for Option 1: On behalf of the Board be it moved that the membership of Greenbelt Homes Inc. authorize the Board of Directors to enter into a contract to purchase a solar panel system of at least 125 kilowatt capacity for no more than \$280,000 that would supply electricity to GHI’s Administration Buildings.

Moved: Ed James
56-D Crescent Road

Amendment: I move to amend the motion to add the word “or”.

Moved: Chuck Hess 42-D Ridge Road	Seconded: Lola Skolnik 8-A Ridge Road	Failed
--------------------------------------	--	--------

Motion: I move to Call the Question on the motion to amend.

Moved: Jonathan Gordy 2-P Plateau Place	Seconded: Pamela Bozzi 19-P Ridge Road	Failed
--	---	--------

Amendment: I move to amend in Option 1 to replace the word “authorize” with the word “permits”.

Moved: Bill Jones 15-D Ridge Road	Seconded: Paul Kapfer 6-E Hillside Road	Carried
--------------------------------------	--	---------

Motion as Amended: On behalf of the Board be it moved that the membership of Greenbelt Homes Inc. permits the Board of Directors to enter into a contract to purchase a solar panel system of at least 125 kilowatt capacity for no more than \$280,000 that would supply electricity to GHI’s Administration Buildings.

Moved: Ed James 56-D Crescent Road	Carried
---------------------------------------	---------

Motion for Option 2: On behalf of the Board be it moved that the membership of Greenbelt Homes Inc. authorize the Board of Directors to enter into a Power Purchase Agreement for a solar panel system that would supply electricity to GHI’s Administration Buildings.

Moved: Ed James 56-D Crescent Road	Amended and Carried by a later vote
---------------------------------------	---

Amendment: I move to amend in Option 2 to change the word “authorize” with the word “permits”.

Moved: Chuck Hess 42-D Ridge Road	Seconded: Luly Jason 19-B Ridge Road	Carried
--------------------------------------	---	---------

Amendment: I move to amend the motion by appending at end before the period a comma followed by not to exceed \$22,000 for the first year with adjustments for the rising cost of electricity in future years.

Moved: Bill Jones 15-D Ridge Road	Carried
--------------------------------------	---------

Motion as Amended: On behalf of the Board be it moved that the membership of Greenbelt Homes Inc. permits the Board of Directors to enter into a Power Purchase Agreement for a solar panel system that would supply electricity to GHI’s Administration Buildings, not to exceed \$22,000 for the first year with adjustments for the rising cost of electricity in future years.

Moved: Ed James

Carried

56-D Crescent Road

10c. – Vote to establish a formal policy to protect GHI woodlands

Motion: No buildings or permanent roads shall be constructed in the GHI Woodlands. For purposes of this motion, “GHI Woodlands” shall be defined as the 87.65 acres of woodlands identified in the Forest Stewardship Plan dated May 31, 2013 prepared by the Maryland Department of Natural Resources. “Building” shall be defined as a structure having a roof and used for the shelter, support, or enclosure of persons, animals, or property. “Road” shall be defined as any travel way or right-of-way for the purpose of, or used for, passage of motor vehicular traffic.

Moved: Damien Ossi

Carried

14-L Hillside Road

11. Good and Welfare

11a. Announcements:

Director Hess thanked the committee’s members who stood earlier and mentioned that there are still many vacancies on committees.

11b. Door Prizes:

i. Three \$100 gift certificates toward GHI co-op fee:

Lori Reeder, 9-A Ridge Road
Mary Salemme, 1-D Woodland Way
Samuel Waite, 16-C Ridge Road

ii. Four \$25 gift certificates to Co-op Supermarket:

Lola Skolnik, 8-A Ridge Road
Jeannette Grotke, 5-A Eastway
Velma Kahn, 2-L Research Road
Meghan & Anton Rytting, 65-F Ridge Road

iii. Five \$20 gift certificates to the New Deal Café:

Ed James, 56-D Crescent Road
Bryan Bruns & Cheryl Yates, 12-A Ridge Road
Harry Schomberg, 7-J Crescent Road
Katja Pottschmidt, 8-L Southway
Helen White, 2-L Gardenway

12. Recess

Recess for voting.

The meeting recessed at 10:05 p.m.

Ed James
Secretary