

Final GHI Board of Directors  
**Special Open Meeting**  
**(Virtual Zoom)**  
**Thursday, April 14, 2022**  
**5:30 pm**

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

Excused Absences: Lambert

Others in Attendance:

Eldon Ralph, General Manager

Deanna Washington, Director of Member Services

Joe Perry, Director of Finance

Dale Wilding, Audit Committee

Sam Lee, Audit Committee

Dave Benack, Audit Committee

Tom Jones, Nominations and Elections Committee Chair

Bill Jones

Molly Lester

Barbara Stevens

Henry Haslinger

Chris Herman

Brian Dahlk, Wegner CPAs

1. Approval of Agenda

**Motion: To approve the agenda as presented.**

Moved: James

Seconded: Hess

Carried: 6-0

2. For Action or Discussion

*Discussion moved forward to Item 2b.*

2a. Presentation of the 2021 Audit Report and Letters Received from the External Auditor – (Attachments #1a-1c)

After conducting an external audit, Wegner CPAs, LLP (GHI's external auditor) submitted an audit report comprised of the following documents:

- Board Communication Letter (attachment #1a)
- Management Letter (attachment #1b)

- Financial Statements with supplementary Information as of December 31, 2021 and December 31, 2020 (attachment #1c)

Questions may be directed to Mr. Perry, GHI's Finance Director, prior to the meeting.

Brian Dahlk from Wegner CPAs presented the audit report during the Board meeting.

*Director Carter-Woodbridge left the meeting during the discussion.*

**Motion: I move that the Board of Directors accept the 2021 audit report from Wegner CPAs, LLP that includes the Consolidated Financial Statements for Greenbelt Homes, Inc. as of December 31, 2021 and December 31, 2020.**

Moved: Luly

Seconded: Hess

Carried: 7-0

*Discussion moved forward to Item 2c.*

2b. Proposed Agenda for the May 12, 2022 Annual Membership Meeting – (Attachment #2)

Attachment #2 is the proposed agenda for the annual membership meeting on May 12, 2022. The Board should review the proposed agenda and decide what changes should be made.

*Directors Luly and Bilyeu arrived during the discussion.*

**Motion: I move that the Board of Directors accept the agenda for the annual membership meeting on May 12, 2022 as revised.**

Moved: McKinley

Seconded: Bilyeu

Carried: 8-0

*Discussion moved backward to Item 2a.*

2c. Decide Whether Members Attending the Annual Meeting In-person Should Register Beforehand – (Attachment #3)

Attachment #3 is an email from Tom Jones, Chair of the Nominations and Elections (N&E) Committee, who is requesting the Board to decide whether members who attend the 2022 hybrid annual membership in person should be required to register in advance. Mr. Jones suggests that the Board consider the following two options:

Either:

1. Not require members to register in advance to attend the annual membership meeting in person, and N&E will not allow anyone to cast a paper ballot that night after the meeting.

Or:

2. Require any member attending the annual meeting in person to register in advance, with a registration deadline 2+ days before the meeting; staff will then ensure all advance-registered users are sent to GetQuorum (host for the virtual meeting) with instructions to remove them from the list of members who can vote online. N&E will allow registered members to cast ballots in person Thursday night – but only those members – and registered members will be prohibited from casting Board & Audit committee ballots online.

3.

*Director Brood left the meeting during the discussion. Director Luly took over as Chair.*

The Board adopted Option #2 by consensus.

**Motion: To adjourn.**

Moved: Hess

Seconded: Bilyeu

Carried: 6-0

The meeting adjourned at 6:57 pm.

Ed James  
Secretary