

Minutes
GHI Board of Directors
May 5, 2016

In Attendance: Brodd, James, Jones, Hess, Marcavitch, McFadden, Ready, Skolnik

Excused Absence: Novinski

Other Attendees:

Eldon Ralph, General Manager

Joan Krob, Director of Member Services

Joe Perry, Director of Finance

Tom Sporney, Director of Homes Improvement Program

Leeann Irwin, Audit Committee Member

Stephen Holland

Ben Fischler

Claudia Jones

Carl Kautz

George Moore

Monica Johnson, Recording Secretary

President Skolnik called the meeting to order at 7:35 p.m.

1. Approval of Agenda

Motion: The Board of Directors does approve the agenda.

Moved: Hess

Seconded: James

Carried: 8-0

2. Report on Executive Session

Skolnik reported that during the Executive Session of April 21 the Board approved two sets of minutes; reviewed a membership application; reviewed one unauthorized rental matter; reviewed a list of M-3 delinquencies and distressed units; reviewed a proposal for assignment of a members rights to GHI; heard a preliminary report on the inspection by a government agency related to asbestos. During May 5 Executive Session the Board approved one set of minutes; conducted formal hearings for members in financial delinquencies; reviewed an application for a MOC change for one member; reviewed a rental permit request from a member; heard a complaint panel report; reviewed a membership application.

3. Visitors and Members (Comment Period)

Joe Harris asked that the rental request for the unit where he is renting have the rental permit extended.

Claudia Jones asked about the Board's position on the 25-story luxury apartment complex proposed for Greenbelt.

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:

- **Robert E. Steele and Jean E. Steele, Tenants by the Entirety;**
- **Janelle Ellis and Sydney Ellis, Joint Tenants;**
- **Joshua Speiser, Sole Owner;**
- **Adena Galinsky and Joel Kramer, Tenants by the Entirety;**
- **Amber J. Billington, Sole Owner.**

Moved: James

Seconded: McFadden

Carried: 8-0

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

- **Falecia A. Harrison, Sole Owner, is changed to Falecia A. Harrison and Sue L. Harrison, Joint Tenants.**

Moved: James

Seconded: Hess

Carried: 8-0

5. Committee Reports

Historic Preservation Task Force – Marcavitch mentioned that the report from the Historic Preservation Task Force was submitted to the Board.

Buildings Committee – Skolnik reported that the Task Force on Storm and Ground Water is being formed, and is tasked with reviewing and updating the policy in our rulebook related to storm and ground water. Skolnik also mentioned that the Buildings Committee was asked to create a Task Force on Sustainability Issues, which request has been referred back to the Board for more definition. The Buildings Committee is working on their final report for the Pilot Program.

6. Consent Agenda

Motion: Approve the consent agenda.

Moved: Hess

Seconded: James

Carried: 8-0

6a. Contract for 2016 HIP Attic Improvements, 2nd Reading

GHI HIP staff reviewed customer, banking & vendor references of Complete Home Solutions of Lothian MD and found them to be satisfactory. With this background and the basis of the bid submitted, staff recommends contracting with Complete Home Solutions for the optional attic improvement portion of the 2016 HIP.

Approved by Consensus: I move that the Board of Directors authorize the manager, for second reading and final passage, to enter into a contract with Complete Home Solutions for the installation of optional attic improvements during the 2016 HIP project at its bid of \$77,475.24, plus 10% for contingencies, for a total not to exceed \$85,223.

7a. Approval of Minutes: April 7, 2016 and April 14, 2016 Special Meeting

Motion: I move that the Board of Directors approve the minutes for the April 7, 2016 meeting.

Moved: James

Seconded: Hess

Carried: 8-0

Motion: I move that the Board of Directors approve the minutes for the April 14, 2016 special meeting.

Moved: James

Seconded: Hess

Carried: 7-0-1

Abstained: Brodd

7b. Finance Committee Recommendation re: Proposed Fees for Services that GHI Provides for Selling a Unit that a Member Assigns to GHI

Perry, Director of Finance clarified the meaning of an “Assignment” to the Board and Members. Perry explained that an Assignment is when a member is not in the position to take care of the unit financially, and signs the rights of the unit to the Cooperative.

The Finance Committee recommended to the Board specific fees that GHI should charge members who offer to sign over their rights, title and interest in their unit to GHI.

The Finance Committee made the following recommendation:

The Finance Committee recommends that the Board of Directors adopt a policy of charging \$2,000 to compensate for demands on staff for selling a unit assigned to GHI, except the charge would be \$1,500 for one-bedroom frame units. Further, the Finance Committee would like the Board of Directors to consider charging \$1,500 for terminations by GHI.

Motion: I move that the Board of Directors accept the Finance Committee’s report as presented on May 5, 2016.

Moved: Hess

Seconded: Marcavitch

Postponed
Indefinitely

Motion: I move to postpone indefinitely.

Moved: Hess

Seconded: Marcavitch

Carried: 8-0

7c. Recommendation for Revisions to GHI’s Parking Rules from a Sub-committee of the Board of Directors

Brodd reported on the discrepancies in GHI’s current parking rules to the Board. The Parking Sub-Committee submitted to the Board a draft of GHI’s current parking rules with mark-ups denoting the changes that the sub-committee recommends and a draft of the revised rules without the mark-ups.

Carl Kautz mentioned his concerns on page 2 of the report parking in 22 Court of Hillside.

Motion: I move that the Board of Directors receive the changes to GHI’s parking rules as presented on May 5, 2016 and direct the Manager to submit the draft of the revised parking rules to the membership for comment over a period of 30 days.

Moved: Hess

Seconded: Marcavitch

Carried: 8-0

Motion: To change section a-3: A household may store ~~one~~ canoe, kayak, or other type of hand-carried watercraft within their yards..... to be changed to A household may store up to two canoes, kayaks, or other type of hand-carried watercraft.....

Moved: McFadden

Seconded

Ruled out of Order

7d. Review Mutual Ownership Contract Addendum re: Maintenance and Replacement of HIP Optional Items

Last April 16, the Board reviewed a proposed Addendum to the Mutual Ownership Contract (MOC) that would be signed by members who obtain programmable thermostats and split-system heat pumps that GHI is required to maintain and replace. The Board requested the Manager to submit the MOC Addendum to GHI's attorney for review.

The MOC Addendum with the changes that the attorney recommended was presented to the Board for discussion and action.

Motion: I move that the Board of Directors approve the Addendum to the Mutual Ownership Contract for HIP opt-in components as presented, and stipulate that it shall be signed by members who obtain optional improvements during the Homes Improvement Program, that GHI is required to subsequently maintain and replace.

Moved: Marcavitch

Seconded: Hess

Amended and
Carried by a later
vote

Amendment: To insert "as presented on May 5, 2016"

Moved: Hess

Seconded: Jones

Carried: 8-0

Motion as Amended: I move that the Board of Directors approve the Addendum to the Mutual Ownership Contract for HIP opt-in components as presented on May 5, 2016 and stipulate that it shall be signed by members who obtain optional improvements during the Homes Improvement Program, that GHI is required to subsequently maintain and replace.

Moved: Marcavitch

Seconded: Hess

Carried: 8-0

8. Items of Information

- a. Letter from the City of Greenbelt to Congressional Representatives re: H.R.4696 – The Greenbelt City council has sent letters to our Maryland Congressional Representatives requesting their support for the HOME – Helping Our Middle Class Earners – Act (H.R. 4696). This bill will allow homeowners in condominiums, housing cooperatives and homeowner associations to deduct up to \$5000 of their association fees and assessments from their federal tax liability.
- b. Invitation to Attend the 2016 Annual P.G. County's Historic Preservation Reception on Wednesday, May 18.

- c. GHI Receives a 2015 Green Award Certificate from Maryland PLANT Community Awards Program – People Loving And Nurturing Trees (PLANT) is a statewide award program to recognize communities for their tree planting and tree care efforts. The GREEN AWARD represents the highest PLANT honor to recognize a community that has developed a well-established urban forestry program. This coveted award is reserved for programs that are funded, fully functional and staffed by qualified professionals (including volunteer assistance). Communities that are recipients of the federally awarded Tree City USA status automatically qualify for PLANT's Green Award. For more information on this program: <http://dnr2.maryland.gov/forests/Pages/programs/plantinfo.aspx>
- d. Board Action Plan Status & Committee Task List
- e. Monthly GHI and City Calendars

9. President

Skolnik mentioned that brochures are available in the GHI lobby about the mosquito prevention. He also announced that Maesha McNeill is the new Volunteer Coordinator, and that Vice President Sue Ready is leaving the Board.

Skolnik thanked Sue for all of her service that she has given to the Co-op.

10. Board Members

Board members expressed their gratitude and acknowledged Sue for her dedication as a friend and a member of the Board.

Hess stated that Sue has also been an invaluable member of the Investment Committee as Chair, and wishes she continue to serve.

11. Manager

- Ralph stated at the request of the member at 11E Ridge Road, GHI purchased the unit and went to settlement last week. Ralph paid tribute to Sue for being a long-time friend and a dedicated member of the Board. He mentioned the values that she brings and her integrity.
- Perry mentioned that he attended the National Cooperative Bank's Annual meeting. He commended Steve Skolnik and Lauren Cummings on a great job done in their segment in the video. He also thanked Sue for her service to the Cooperative.
- Sporney reported on the Homes Improvement Program for the 2016 upgrades. He mentioned that they are on schedule, and will be starting on 11Hillside May 16th.
- Irwin thanked the GHI membership for allowing her to serve on the Audit Committee, she stated that she will be running again.

Motion: To Adjourn.

Moved: Hess

Seconded: Marcavitch

Carried: 8-0

The meeting recessed at 9:12 p.m.

Ed James
Secretary