

Minutes
GHI BOARD OF DIRECTORS
July 10, 2014

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

Others in Attendance:

Eldon Ralph, General Manager	Ambrose Johnson
Joe Perry, Finance Director	Claudia Jones
Joan Krob, Director of Member Services	Anna Socrates
Tom Sporney, Director of Technical Services	James Thompson
Anna Bedford, Audit Committee	Kris White
Ben Fischler, Audit Committee	Arthur Abrams
Jonathan Gordy, Audit Committee	Jean McLaughlin
	Altoria Ross, Recording Secretary

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

1. Approval of Agenda

The Board added 7i. *Approval of Letter to Membership Regarding Homes Improvement Program “Big Decisions for Member”* and swapped 7c. *Member Request for Invasive Plant Control/Disclosure at Resale* with 7h. *CAC’s Recommendation for a Spay/Neuter Grant Partnership with City of Greenbelt.*

MOTION: TO APPROVE THE AGENDA AS REVISED.

Moved: Hess

Seconded: James

Carried 9-0

2. Report on Executive Session

Skolnik said during executive session, the Board approved the agenda and two sets of minutes and discussed a member complaint issue.

3. Visitors and Members

Ambrose Johnson spoke about the need for routine grounds maintenance. Arthur Abrams asked whether a phone tower would be constructed on GHI property. General Manager Ralph responded it would not. James Thompson provided the outstanding paperwork to Joseph Perry, Director of Finance that was needed to transfer his membership.

4. Approval of Membership Applications

No applications were presented.

5. Committee Reports

Buildings Committee – President Skolnik said the committee is finishing a pilot program

recommendation report and working on the Homes Improvement Project.

6. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA.

Moved: Hess

Seconded: James

Carried 9-0

7a. Approval of Minutes: June 12, 2014

APPROVED BY CONSENT: BOARD MINUTES OF THE JUNE 12, 2014 MEETING.

7b. Yard Line Certification: 27 & 49 Courts Ridge Road

MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 27A-B RIDGE AS PRESENTED.

Moved: Novinski

Seconded: Hess

Carried 9-0

MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 49A-F RIDGE AS PRESENTED.

Moved: Novinski

Seconded: Hess

Carried 9-0

7c. CAC's Recommendation for a Spay/Neuter Grant Partnership with City of Greenbelt

MOTION: THE BOARD OF DIRECTORS ENDORSES THE PARTICIPATION OF THE COMPANION ANIMAL COMMITTEE AS AN OUTREACH RESOURCE FOR THE CITY OF GREENBELT'S GRANT APPLICATION TO THE MARYLAND DEPARTMENT OF AGRICULTURE'S SPAY AND NEUTER GRANTS PROGRAM.

Moved: James

Seconded: Novinski

Carried 9-0

7d. Review RFP for Hiring an Investment Advisory Consultant

MOTION: THE BOARD OF DIRECTORS ACCEPTS THE REQUEST FOR PROPOSAL FOR INVESTMENT ADVISORY CONSULTANT SERVICES AS REVISED.

Moved: Hess

Seconded: James

Carried 9-0

7e. Review Proposed Letter to Senator Mikulski Re: Legislation Affecting Housing Cooperatives

The Board discussed a proposed letter that the Board President would like the Board to consider sending to Senator Mikulski about three legislative matters that affect housing cooperatives:

1. Veteran Administrative Home loan guarantees for veterans wanting to purchase shares in a housing cooperative.
2. FEMA Disaster Relief for Housing Cooperatives.
3. HUD Home Equity Conversion Mortgages (HECM) or Reverse Mortgages for Housing Cooperatives.

APPROVED BY CONSENSUS: DEBERNARDO WILL REWRITE THE LETTER AND SUBMIT IT TO THE BOARD FOR REVIEW.

- 7f. Review Task Force Recommendations Re: Rentals with Full-time or Part-time Member Occupancy of Units and Penalty for Unauthorized Unit Rentals

MOTION: THE BOARD OF DIRECTORS REMOVES FROM THE SUBLEASE POLICY THE FOLLOWING PHRASE: “PROVIDED THAT THE MEMBER HAS NOT RENTED HIS/HER UNIT WITHOUT AUTHORIZATION DURING THE PREVIOUS TWELVE (12) MONTHS...” FOR THOSE MEMBERS WHO ARE FOUND TO HAVE SUBLET THEIR UNIT PRIOR TO AUTHORIZATION, THE BOARD OF DIRECTORS INSTITUTES A MONTHLY RENTAL PERMIT FEE SCHEDULE OF FIVE TIMES THE AMOUNT SET BY POLICY

Moved: DeBernardo

Seconded: Marcavitch

Deferred

MOTION: TO DEFER DISCUSSION.

Moved: James:

Seconded: Hess

The Board did not vote since it is not necessary when moving and seconding such a motion.

- 7g. Logo to be used for Homes Improvement Program Communications

The Board discussed the recently developed logo for use to recognize communications associated with the Homes Improvement Program.



APPROVED BY CONSENSUS: TO USE THE LOGO, AS REVISED, WITHOUT A DATE ON IT, FOR ALL FUTURE HOMES IMPROVEMENT PROGRAM COMMUNICATIONS.

- 7h. Member Request for Invasive Plant Control/Disclosure at Resale

A member has suggested that members selling their units should be required by GHI to remove or properly contain invasive plants in their yards. The member also suggested that the presence of invasive plants in a yard should be included on GHI’s resale disclosure form.

The current rules pertaining to invasive plant control in GHI’s yards are as follows:

Members are asked to follow a program to gradually eliminate all invasive plants from their yards. GHI requires members to remove certain invasive plants within their yards.

Plant/Type	Action	Status
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English Ivy	Remove ivy climbing on trees, buildings, and structures and prevent spread beyond yard boundary. Yards backing woodland areas must also maintain a thirty [30] foot ivy-free buffer from the rear yard line.	Required by GHI
Bamboo	Prevent from spread beyond yard boundary. Maintain height of five [5] feet within hedgerow.	Required by GHI
Climbing Invasive Vines	Remove from trees, buildings, and structures and prevent spread beyond yard boundary.	Required by GHI
Woody shrubs (esp. bush honeysuckle and burning bush)	Remove from yard and replace with native plant alternatives.	Recommended by GHI
Seeding vines (esp. honeysuckle and bittersweet)	Remove from yard and replace with native plant alternatives.	Recommended by GHI
English Ivy	Remove from yard completely and replace with native plant alternatives.	Recommended by GHI

MOTION: THE BOARD OF DIRECTORS DOES DIRECT THE ARCHITECTURAL REVIEW COMMITTEE TO REVIEW THE RULES THE BOARD SHOULD ADOPT WITH REGARD TO THE CONTROL OF INVASIVE PLANTS IN YARDS. THE ARCHITECTURAL REVIEW COMMITTEE SHOULD SUBMIT ITS RECOMMENDATIONS ON OR BEFORE OCTOBER 31, 2014.

Moved: James

Seconded: Skolnik

Carried 6-3

McFadden, Hess, Marcavitch opposed the whole motion,

7i. Approval of Letter to Membership Regarding Homes Improvement Program: “Big Decisions for Members:

The Board discussed and revised a letter titled, “Homes Improvement Program: Big Decisions for Members,” drafted by the Board’s president and vice president on behalf of the Board. The purpose of the letter is to inform members about the decision making process that will determine the membership’s choices of building envelope components for the Homes Improvement Program that are not funded by the Replacement Reserves’ fund.

CONSENSUS: BOARD MEMBERS WOULD REVIEW THE EDITED DOCUMENT BY MEANS OF E-MAIL COMMUNICATION AND HAVE STAFF PREPARE AND DISTRIBUTE THE FINALIZED LETTER TO THE MEMBERSHIP PRIOR TO THE BOARD’S NEXT MEETING.

8. Items of Information

Items of information included Board and Committee Task Lists and monthly GHI and City calendars.

9. President

President Skolnik said General Manager Ralph and he had been interviewed about housing cooperatives on WOL radio.

10. Board Members

- Novinski asked for clarification of a meeting date she had noted on her calendar.
- Ready said the Building Committee needed to submit an on-time report.
- Hess said he would be absent from the August 14 Board meeting.

Audit Committee member Bedford asked if the Board would be responding to an unsigned letter circulating the community concerning the Homes Improvement Project. Ready said communication would be sent to members stating that the letter referred to was not from GHI, and that all official notifications will have the GHI official logo and signatures.

11. Manager

GM Ralph said the Strategic Planning Retreat would take place on Sunday, July 20.

12. Staff

No report.

MOTION: TO RECESS TO EXECUTIVE SESSION AFTER THE BREAK.

Moved: Hess

Seconded: McFadden

Carried 9-0

The meeting recessed at 10:05 p.m.

Ed James
Secretary