

Minutes
GHI BOARD OF DIRECTORS
August 14, 2014

Board Members Present: James, Jones, Marcavitch (8:17 pm), McFadden, Ready, and Skolnik

Excused Absences: DeBernardo, Hess, and Novinski

Others in Attendance:

Eldon Ralph, General Manager	Molly Lester
Joan Krob, Director, Member Services	Kris White
Tom Sporney, Director of Technical Services	Anna Socrates
Bruce Mangum, Contracts Processing Specialist	Ginny Jones
Bill James, GHI's Accountant	Montrese Hamilton
Ben Fischler, Audit Committee	Barbara Hamilton
Jonathan Gordy, Audit Committee	Theodora Scarto
	Altoria Ross, Recording Secretary

President Skolnik called the meeting to order at 7:47 p.m.

1. Approval of Agenda

The Board moved *Item 7i. GHI 2nd Quarter Financial Statements to follow 7c. Yard Line Certification: 6A-T Hillside.*

MOTION: TO APPROVE THE AGENDA, AS REVISED.

Moved: James

Seconded: Ready

Carried 5-0

2. Report on Executive Session

Skolnik said during executive session, the Board discussed member delinquencies and other-related issues.

3. Visitors and Members

Molly Lester of 6-M Hillside Road discussed a July Forbes article about bond predictions as it relates to GHI's current investment holdings. Anna Socrates of 14-J Ridge Road asked a related question.

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:

- **PATRICK SOLVERSON, SOLE OWNER;**
- **JOHN WACHTEL, SOLE OWNER;**
- **MEGAN L. MORSE, SOLE OWNER;**
- **CATHY A. HALL, SOLE OWNER.**

Moved: James

Seconded: McFadden

Carried 5-0

FOR THE RECORD: THAT THE FOLLOWING MEMBERS ARE ACCEPTED INTO THE COOPERATIVE BY BOARD POLL AND MEMBERSHIP IS AFFORDED THEM AT THE TIME OF SETTLEMENT.

- **EINAR ASMUNDSSON, SOLE OWNER.**
- **JAMES D. PASQUALE, SOLE OWNER.**
- **WENDY M. YOUNG, SOLE OWNER.**

5. Committee Reports

Skolnik said the Building Committee is still considering recommendations for the Homes Improvement Program stemming from the Pilot Program. He said the Board is looking forward to a report.

6. Consent Agenda

MOTION: TO APPROVE THE CONSENT AGENDA.

Moved: James

Seconded: McFadden

Carried 5-0

7a. Approval of Minutes: July 10, 2014

APPROVED BY CONSENT: BOARD MINUTES OF THE JULY 10, 2014 MEETING.

7b. Yard Line Certification: 4A-D Laurel Hill Road

MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 4A-D LAUREL HILL ROAD AS PRESENTED.

Moved: James

Seconded: Jones

Carried 5-0

7c. Yard Line Certification: 6A-T Hillside Road

Marcavitch arrived at 8:17 p.m.

MOTION: THE BOARD OF DIRECTORS DOES CERTIFY YARD PLATS FOR 6A-T HILLSIDE, AS PRESENTED.

Moved: James

Seconded: Jones

Amended.

AMENDED MOTION: TO APPROVE YARD PLATS FOR 6A-D HILLSIDE ROAD, 6F-N HILLSIDE ROAD AND 6Q-T HILLSIDE ROAD, AS PRESENTED.

Moved: Ready

Seconded: McFadden

Carried 3-1-2

James opposed; Marcavitch and Jones abstained.

7d. GHI 2nd Quarter Financial Statements

Accountant Bill James reviewed and answered questions regarding GHI's 2nd quarter financial statements for 2014.

7e. Review Draft MOU – City/GHI – a Grant Application to GCF re: A Hoarding Project

The Board reviewed the draft documents regarding the proposed hoarding project between the city of Greenbelt and Greenbelt Homes, Inc. and made several changes for clarification purposes.

MOTION: THE BOARD OF DIRECTORS APPROVES THE MEMORANDUM OF UNDERSTANDING (AS REVISED) THAT DOCUMENTS THE INTENTIONS OF THE CITY AND GREENBELT HOMES, INC. TO WORK TOGETHER IN COLLABORATION ON A PILOT PROJECT TO ADDRESS HOARDING ISSUES. THE BOARD OF DIRECTORS ALSO APPROVES THE GRANT APPLICATION FOR \$5000 (AS REVISED) TO BE SUBMITTED TO THE GREENBELT COMMUNITY FOUNDATION TO FUND THE PILOT PROJECT.

Moved: Marcavitch

Seconded: Ready

Carried 5-0

McFadden was out of the room.

7f. Approval of Board's Strategic Plan (Revised 07/20/14)

The Board reviewed its strategic plan that was updated on July 20th.

The Board requested the Manager to seek clarification of the use of the word "crime" under bullet #7.

APPROVED BY CONSENT: THE BOARD APPROVED THE STRATEGIC PLAN.

7g. Review Minutes of the 2014 Annual Membership Meeting

The Board asked that the following changes be made to the draft minutes of the May 2014 Annual Membership Meeting:

- Under 3, Certification of Presence of a Quorum, the Board added the following phrase, "After waiting 15 minutes for sign language interpreters to arrive," preceding "President Sue Ready called the meeting to order at 7:45 p.m." on page 1.
- The Board asked all votes to be rechecked.
- For Proposed Bylaw Change #2: Article VIII, Section 11: Expenditure of Funds and Contracts, subsection c., the Board added "year" after multi- at the end of line 4 on page 2.
- The Board requested that the actual motions be included.
- The Board changed "Jane" to "Jan Morrow" under Door Prizes for the Co-op Supermarket on page 3.

CONSENSUS: STAFF TO REDRAFT AND RESUBMIT THE 2014 ANNUAL MEMBERSHIP MEETING MINUTES.

7h. Consider Sell/Rental Options for 3K Eastway Rd.

GHI purchased 3K Eastway (a 2-bedroom block middle unit with a screen porch) from a former member on July 7, 2006 for \$220,000. GHI intended to quickly re-sell the unit. However, with the collapse of the real estate market and falling resale prices, GHI subsequently began renting the unit on August 16, 2007. The current lease expires in mid-December of this year.

MOTION: THE BOARD OF DIRECTORS DIRECTS THE MANAGER TO SELL 3K EASTWAY UPON THE EXPIRATION OF ITS CURRENT RENTAL LEASE.

Moved: Marcavitch
Jones opposed.

Seconded: James

Carried 5-1

7i. 2014 Addition Roof Replacement Contract, 1st Reading

In the first quarter of this year, GHI surveyed the condition of addition roofs covered by the Addition Maintenance Program [AMP]. The addition at one home, 30A Ridge Road (both gardenside stories), was found to be in need of repair, to be funded from the Addition Maintenance Program [AMP].

GHI received bids from three (3) contractors:

NAME OF COMPANY	RI30A
Katchmark Construction	\$5,710
Ruff Roofers	\$11,992
Hearn Insulation	\$7,590

Katchmark Construction has done work previously at GHI at 133 Greenhill, and performed satisfactorily. Staff recommends that the Board of Directors authorize the manager to contract Katchmark Construction for the addition roof repair contract, for the amount of its bid, with an additional 10 percent to cover contingencies.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A CONTRACT WITH KATCHMARK CONSTRUCTION TO REPAIR GARDENSIDE ADDITION ROOFS AT 30A RIDGE ROAD AT ITS BID, \$5,710, PLUS 10% FOR CONTINGENCIES, FOR A TOTAL NOT TO EXCEED \$6,281.

Moved: James

Seconded: Jones

Carried 6-0

8. Items of Information

1. GHI Staff Picnic – August 22, 2014 – The Board and Audit Committee were invited to attend the staff picnic. Skolnik will be out of town and not in attendance.
2. Labor Day Holiday - GHI offices will be closed on Monday, September 1st in observance of Labor Day. Emergency maintenance services will be available.

3. Defective Cable Boxes Repaired by Comcast - Ms. Beverly Palau (Public Information and Communications Coordinator with the City of Greenbelt) recently informed staff that Comcast repaired all of the defective cable boxes in 44 GHI Courts. GHI had unsuccessfully tried for many years to get them repaired. During a stakeholder's meeting with the City Council on June 30, 2014, Directors sought the City Council's assistance in getting Comcast to repair the cable boxes. Staff made spot checks in several courts. A few members have reported that their boxes had not been repaired, and the city promises to follow up.
4. Committee Task List and Monthly GHI and City Calendars were provided Board members with the manager's memorandum.

9. President

Skolnik said he and GM Ralph participated in a focus group on City of Greenbelt economic development plans. He said it was interesting and constructive. Skolnik also said he saw Matt Thomas driving an electric truck on loan from the dealer that GHI is interested in buying.

10. Board Members

- Marcavitch apologized for being late to meetings. He stated he had been working on the commemoration of the War of 1812 and the Battle of Bladensburg and the event will take place on August 24 from 11 a.m. to 9 p.m. at the Bladensburg Water Front. He also said school starts on August 26 and should be included in e-news.
- Ready stated she spoke with a new member who had high praises for Tom Sporney, Peter Joseph, and James Duckett. Ready also said the member's cable box was not repaired, and that she still has a sawed off pole in her yard.
- James said the old telephone pole is still in place at the apartment building across the street from him.
- McFadden commented on Skolnik and General Manager Ralph's economic development meeting.

11. Manager

No report provided.

MOTION: TO RECESS TO EXECUTIVE SESSION AFTER THE BREAK.

Moved: James

Seconded: Jones

Carried 6-0

The meeting recessed at 9:25 p.m.

Ed James
Secretary