

**Minutes  
GHI Board of Directors  
August 18, 2016**

Board Members Present: Brodd, Hess, Holland, James, Jones, Marcavitch, McFadden, Novinski, Skolnik

Others in Attendance:

Eldon Ralph, GHI General Manager  
Joe Perry, Director of Finance  
Tom Sporney, Director of Homes  
Improvement Program  
Joan Krob, GHI Director of Member  
Services  
Paul Kapfer, Audit Committee  
Montrese Hamilton  
Ben Fischler

Derek Skaggs  
Jenny Jurling  
Anna Socrates  
Beverly Dziduch  
Jim Cohen  
Richard Menis  
Monica Johnson, Recording Secretary

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

**An Executive Session meeting was held on August 18, 2016 at 6:30 p.m. in the GHI Administration Building per the Maryland Cooperative Housing Corporation Act, Section 5-6B-19(e) by unanimous vote of the Board Members taken at an Open Session meeting at 6:30 pm of the same day.**

1. Approval of Agenda

**Motion: The Board of Directors does approve the agenda.**

Moved: Hess

Seconded: James

Carried: 9-0

2. Report on Executive Session

No report, as the Executive Session is currently in recess.

3. Visitors and Members (Comment Period)

None

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:**

- Michele Mason, Sole Owner;
- Bradley Burt, Sole Owner;
- Sarah Schaufler, Sole Owner;
- Bryan R. Bruns, Cheryl A. Yates, Tenants by the Entirety;
- Isiah Horton, Sole Owner;
- Philip H. Moors, Sole Owner.

Moved: James

Seconded: Hess

Carried: 9-0

**Motion: That the previously approved membership involving Peter A. MacHare is amended to reflect a change in ownership type from Tenants by the Entirety to Sole Owner.**

- **Peter A. MacHare, Sole Owner.**

Moved: James

Seconded: Jones

Carried: 9-0

5. Committee Reports

Companion Animal Committee – Skolnik commended the Companion Animal Committee on their written report.

Woodlands Committee – Novinski mentioned that the Woodlands Committee has a tremendous task in finding space to plant trees to spend the \$24,000 under the Pepco Tree Grant.

Homes Improvement Program – Sporney mentioned that to date the Homes Improvement Program has completed 175 out of 327 windows installed at 53½ %; Siding installed 120 out of 201 at 60%, Entry doors installed at 7%; and Electric baseboard heaters are installed in 236 units out of 327 units.

6a. Approval of Minutes: July 21<sup>st</sup> Special and Regular Meetings

**Motion: I move that the Board of Directors approve the minutes for the July 21, 2016 Special Open Session meeting.**

Moved: James

Seconded: Hess

Carried: 9-0

**Motion: I move that the Board of Directors approve the minutes for the July 21, 2016 Regular Open Session meeting.**

Moved: James

Seconded: Hess

Carried: 9-0

6b. Draft Communication and Technology Survey Form Prepared by the Communications Committee

Earlier this year, the Board directed the Communications Committee to investigate how to employ internet technologies to increase membership participation in meetings and obtain greater member feedback.

Last July 21, the Board reviewed an initial draft of a survey form to be distributed to the membership to determine the best methods for fostering participation in meetings and obtaining member feedback.

**Motion: The Board of Directors accepts the GHI Communication and Technology Survey form as presented on August 18, 2016 and directs staff to distribute the survey forms to the membership.**

Moved: Marcavitch

Seconded: James

Carried: 8-0-1

Abstained: Jones

6c. Buildings Committee Report re: Energy Efficiency Upgrades in GHI: 2010 to 2015

The Buildings Committee prepared a report titled “History and Description of Energy Efficiency Upgrades in GHI: 2010 to 2015” that was submitted to the Board of Directors.

**Motion: To accept the Buildings Committee report dated July 29, 2016.**

Moved: Hess

Seconded: Jones

Carried: 9-0

7. Items of Information

- a. HAM Radio Towers and Antennas in Community Associations - A Legislative Update  
On July 13, the U.S. House Committee on Energy and Commerce gave its stamp of approval to a compromise version of H.R. 1301, the Amateur Radio Parity Act.

The Community Associations Institute (CAI) opposed H.R. 1301 as introduced, which preempted association restrictions on HAM radio and drastically limited association architectural control of amateur radio antennas. With approval of the U.S. House Committee, the amended version of H.R. 1301 will be referred to the U.S. House of Representatives for a vote – possibly in September.

CAI's Federal Legislative Action Committee was able to secure key changes to H.R. 1301. These amendments include:

- HAM radio operators are required to obtain the prior consent of the association to install an outdoor antenna
  - HAM radio operators are prohibited from placing antennas on common property, and
  - Associations may establish written rules concerning outdoor HAM radio antennas.
- b. Labor Day Holiday – GHI offices will be closed on Monday, September 5<sup>th</sup> in observance of Labor Day. Emergency maintenance service will be available, as usual.
- c. Committee Task List
- d. Monthly GHI and City Calendars

8. President

Skolnik mentioned that GHI will have a table during Information Day on Saturday September 3 from 10 am to 4 pm and if anyone was interested in volunteering will need to contact Maesha McNeill. Skolnik stated that he will email the Board members to set a date to complete the process of the Strategic Planning, Skolnik also mentioned that he was open to ideas on how to go about reserving the original historic doors and the hinges.

9. Board Members

Marcavitch mentioned that school starts on Tuesday, and to watch out for children.

10. Manager

Ralph updated the Board on the complaints from two members who attended the last board meeting.

**Motion: To Adjourn.**

Moved: Hess

Seconded: Marcavitch

Carried: 9-0

The meeting adjourned at 8:07 p.m.

Ed James  
Secretary