

Minutes
GHI BOARD OF DIRECTORS
September 5, 2013

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

Excused Absence: Novinski

Others in Attendance:

General Manager Eldon Ralph
Matt Berres, Director of Maintenance
Joan Krob, Director of Member Services
Joe Perry, Director of Finance
Mayor Judith Davis
Tom Sporney, Director of Technical Services
Ben Fischler, Audit Committee
Jonathan Gordy, Audit Committee
Altoria Ross, Recording Secretary

President Ready called the meeting to order at 7:37 p.m.

1. Approval of Agenda

MOTION: TO APPROVE THE AGENDA.

Moved: Jones

Seconded: Hess

Carried 8-0

2. Visitors and Members

No visitors or members were present at this time.

3. Approval of Membership Applications

MOTION: THAT THE FOLLOWING MEMBERS ARE ACCEPTED INTO THE COOPERATIVE AND MEMBERSHIP IS AFFORDED THEM AT THE TIME OF SETTLEMENT:

- **RYAN HONOR, SOLE OWNER;**
- **MANZUR ADMED, SOLE OWNER.**

Moved: James

Seconded: Hess

Carried 8-0

Final loan approval has not been received for these units.

MOTION: THAT THE FOLLOWING MEMBERS ARE ACCEPTED INTO THE COOPERATIVE AND MEMBERSHIP IS AFFORDED THEM AT THE TIME OF SETTLEMENT:

- **JAY MADDUX, SOLE OWNER;**

- **SHAWN HOFFMAN, TARA HOFFMAN, TENANTS BY THE ENTIRETY.**

Moved: James

Seconded: Hess

Carried 8-0

MOTION: THAT THE BOARD OF DIRECTORS APPROVE THE FOLLOWING MUTUAL OWNERSHIP CONTRACT CHANGE:

- **BEVERLY DZIDUCH, HOWARD REXON.**

Moved: James

Seconded: Hess

Carried 8-0

4. Committee Reports

None

5. Consent Agenda

There were no items on the consent agenda.

6a. Yard Line Certification: 44A-T Ridge Road

The Board requested in future yard line certifications that the topography map be included in the Board packet. Considerable discussion took place regarding the configuration of the yard line proposed for 44A Ridge.

MOTION: THE BOARD OF DIRECTORS DOES APPROVE THE YARD PLATS FOR 44 A-T RIDGE ROAD AS PRESENTED.

Moved: James

Seconded: McFadden

Amended

MOTION: AMEND THE MOTION BY REPLACING “44A-T RIDGE ROAD AS PRESENTED” TO “44B-T RIDGE ROAD, RATHER THAN 44A-T.”

Moved: Jones

Seconded: Hess

Carried 8-0

AGREED BY CONSENSUS: THE BOARD OF DIRECTORS RETURNS THE YARD PLAT PRESENTED FOR CERTIFICATION FOR 44-A RIDGE ROAD BACK TO THE COMMITTEE FOR FUTURE REVIEW.

6b. Recommendation for GHI’s Participation in Greenbelt Access Television (GATE)

MOTION: THE BOARD OF DIRECTORS ACCEPTS THE RECOMMENDATION OF THE COMMUNICATIONS COMMITTEE AND MEMBER OUTREACH COMMITTEE TO ALLOW GHI COMMITTEES TO PARTICIPATE IN THE GREENBELT ACCESS TELEVISION (GATE)

PUBLIC ANNOUNCEMENT PROGRAM. THE BOARD DIRECTS THAT THE MEMBER OUTREACH COMMITTEE SHOULD ASSUME THE LEAD ROLE IN BEING THE LIAISON WITH GATE AND IN ASSISTING OTHER GHI COMMITTEES WITH CONTENT DEVELOPMENT OF PUBLIC SERVICE ANNOUNCEMENTS.

Moved: Hess

Seconded: Marcavitch

Carried 8-0

6c. Consideration of Two By-Law Changes

The Board may wish to consider changes to the following two Bylaw provisions:

1. Article IV – Membership Meetings – Section 8 Nominations and Elections (N&E) Committee, Paragraph b. This Bylaw provision states that members of the N&E Committee shall be elected by written ballot during the annual membership meeting and the votes should be counted by tellers appointed by the Chair.
2. Article VIII – Financial Regulations – Section 11 Contracts. Paragraph c. This Bylaws' provision states that no contract entered into by GHI is in excess of \$20,000 per year and/or duration in excess of five years, subject to total outstanding multi-year contracts in the amount of \$200,00 per year shall be valid or binding upon the Corporation for a period of no more than one year from the date thereof unless said contract shall be approved at a membership meeting by a two-thirds vote (except contracts with respect to borrowing money, mortgages, mortgage notes, and insurance with the usual one year cancellation clause).

MOTION: THE BOARD OF DIRECTORS DIRECTS THE BOARD PRESIDENT TO APPOINT AN AD HOC BYLAWS COMMITTEE TO:

1. **REVIEW GHI'S BYLAWS IV-8-B AND VIII-11-C, AND RECOMMEND CHANGES.**
2. **PREPARE APPROPRIATE MOTIONS THAT WILL ENABLE THE MEMBERSHIP TO VOTE ON THE SUGGESTED CHANGES AT THE MAY, 2014 ANNUAL MEETING.**
3. **PROVIDE ITS RECOMMENDATIONS TO THE BOARD ON OR BEFORE DECEMBER 5, 2013.**
4. **PRESENT THE SUGGESTED CHANGES AND THE RATIONALES FOR THEM TO THE MEMBERSHIP AT THE ANNUAL MEETING IN MAY, 2014.**

Moved: Skolnik

Seconded: James

Carried 8-0

6d. Buildings Committee Recommendations for Phase 3 of the Pilot Program

MOTION: THE BOARD OF DIRECTORS RESOLVES TO HOLD A WORK SESSION ON SEPTEMBER 25, 2013 TO REVIEW THE

BUILDINGS COMMITTEE’S RECOMMENDATIONS FOR PHASE 3 OF THE PILOT PROGRAM.

Moved: Hess

Seconded: Jones

Carried as amended 8-0

AMENDMENT: TO DETERMINE THE ESTIMATED COSTS AND THE SOURCES OF FINANCING.

Moved: Ready

Seconded: Skolnik

Carried 7-0-1

Vote was taken on the amendment and the amendment carried.

Vote on the motion as amended carried 8-0

6e. Approval of WSSC Sewer Project at 2 Eastway and 59 Ridge

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER TO SIGN AND RETURN THE LETTER TO WSSC GRANTING IT PERMISSION TO UNDERTAKE SEWER PIPE IMPROVEMENTS AT 2A-D EASTWAY, 57T RIDGE RD AND 59F RIDGE ROAD.

Moved: Hess

Seconded: James

Carried 8-0

6f. Request from Two External Organizations for Contributions from GHI

Since not all students who attend Eleanor Roosevelt High School are Greenbelt residents, the Board decided not to contribute to the David Craig Memorial Fund but instead to the city Emergency Relief Fund.

Mayor Davis said she was pleased GHI had placed the item on the agenda and that the emergency fund has been hit hard this year due to the economy.

MOTION: THE BOARD OF DIRECTORS APPROVES A CONTRIBUTION OF \$1,200 TO THE CITY OF GREENBELT’S EMERGENCY RELIEF FUND.

Moved: Jones

Seconded: Hess

Carried 8-0

6g. Review of 2nd Quarter Financial Statements

Perry reviewed the 2nd quarter financial statements with the Board and answered questions.

6h. Tree Maintenance Contract, 1st Reading

The Board discussed a recent problem that has developed with GHI’s tree maintenance contractor, Care of Trees, in that they are unable to satisfy GHI’s tree maintenance requirements. In spite of staff having discussed this deficiency with the contractor on multiple occasions, the

problem persists. In an effort to clear the backlog, staff has contacted several tree maintenance contractors to solicit interest in undertaking tree work at GHI's current tree contract pricing levels. One vendor, Brickman Group, has responded favorably. Brickman has worked for GHI in the past and staff is satisfied with their quality of work. Staff proposes to enter into an agreement with Brickman for supplemental tree maintenance service as necessary. The period of the contract should not exceed the end of the current three-year contract term which expires on December 31, 2013.

MOTION: THE BOARD OF DIRECTORS AUTHORIZES THE MANAGER, FOR FIRST READING, TO ENTER INTO A TREE MAINTENANCE AGREEMENT CONTRACT UNTIL DECEMBER 31ST 2013 WITH THE BRICKMAN GROUP IN ACCORDANCE WITH THE FOLLOWING PRICE SCHEDULE:

Diameter	Trim price	Removal price
<6"	\$24.40	\$ 53.05
6-12"	\$84.87	\$132.61
12-18"	\$185.66	\$212.18
18-24"	\$259.92	\$424.36
24-30"	\$334.18	\$816.89
30-36"	\$445.58	\$1336.73
36-42"	\$594.10	\$1485.26
42-48"	\$779.76	\$2259.72
>48"	\$816.89	\$2556.77

Moved: Hess

Seconded: Marcavitch

Carried 8-0

7. Items of Information

From the items of information list, Ready asked the Board to review member Diana Sykes' proposal for GHI to buy and establish a bed and breakfast facility at 133 Greenhill Road.

8. President

Ready described ARC's Kitchen Renovation Contest and asked for Board members to judge. Marcavitch and DeBernardo volunteered.

9. Board Members

James – Public Works has yard debris stickers for members to place on trash cans.

Hess – In the future, ARC supplies the Board with the topographical maps. He also mentioned a capped gutter system that perhaps GHI could investigate.

DeBernardo – The Garden Tour will take place Sunday, September 15, 1 to 5 p.m.

Marcavitch – Shared that his court row had a party to celebrate being smoke-free.

Cooley – Thanked the people involved with the GHI Labor Day booth. She said it was comfortable and attractive. Cooley also congratulated GHI on its member Eric Zhang the new Greenbelt Citizen of the Year.

10. Manager

Ralph said M&T Bank is no longer a GHI-approved lender.

11. Staff

Sporney said he was glad to be back.

**MOTION: TO RECESS TO EXECUTIVE SESSION FOR MEMBERS
ISSUES AFTER THE BREAK.**

Moved: Hess

Seconded: Marcavitch

Carried 8-0

The meeting recessed at 9:19 p.m.

Ed James
Secretary