GUILFORD ASSOCIATION BOARD – SPETEMBER 2012 MEETING MINUTES

September 27, 2012

7:00 PM

Westcott Room, Second Presbyterian Church

BOARD MEMBERS PRESENT: Cathy Boyne, Elizabeth Comer, Felix Dawson, Howard Friedel, Ann Giroux, Tom Hobbs, Jeremy Hoffman, Larry LaMotte, Geoff Lord, Lynda Riley, Sharon Smith

PRESIDING: Tom Hobbs, Guilford Association President, welcomed attendees and called the meeting to order.

The minutes from the June 20, 2012 meeting were approved.

Architecture:

The house at 4304 St. Paul Street is finally being repaired. Scaffolding is up and the hole in the roof has been repaired. There are other issues that are not being addressed in the scope of work sent to the Architectural Committee. Tom Hobbs has worked with the owners, their attorney and the insurance agent and has sent six letters/emails to them over the past twelve months. Tom and Anthony Gill will meet with the owners, contractor and owner’s attorney on October 15.

As discussed at previous Board meetings, the owners of 4110 Greenway have purchased the vacant property at 4303 St. Paul Street and linked it to their Greenway property. They wish to construct a tennis court on this vacant property. The Board approved (10-yes, 1-no) use of 4101 St. Paul St as a tennis court subject to conditions outlined by Tom, Howard and Tim. The purchaser now wishes to remove the 10 year timeframe from the use approval.

Reservoir:

The Guilford board has been meeting with the City for three and a half years regarding the changes to the reservoir and pumping station. CHAP supported us in rejecting the design of the building adjacent to the pumping station and the Bureau of Water was ordered to reduce the size of the building. They have removed the generator and submitted the new plans to CHAP. The CHAP hearing on the reservoir plan will be Oct 9 at 3 PM. Tom, Cathy and Lynda will attend. A letter will be sent to CHAP stating the review comments of the Architectural Committee and Reservoir Committee.

Security:

On August 1 we switched security providers from Securitas to McRoberts due to performance issues with Securitas. McRoberts has been more responsive to our directions and priorities. They have quickly addressed any complaints. The vehicle has a GPS system so we can monitor where they are and where they have driven. The guards and much friendlier and the service is less expensive.

An open meeting with the neighborhood will be scheduled to discuss security and the Guilford Security Patrol.

Newsletter:

The summer issue of the Guilford newsletter was released at the beginning of August. This was the second time that we accepted advertising and there has been no shortage of interested advertisers. The six ads that ran in this issue covered more than 70% of the printing and postage costs. (The Guilford newsletter is mailed to the Guilford residents who have paid the Guilford Association fee.)

The summer issue was extremely well received. The Grace Turnbull house restoration article garnered an enormous amount of positive feedback with several requests for more articles like this in the future. Greg Pease graciously allowed us to use several of his photographs in the newsletter including several interior shots of the Turnbull home.

The next newsletter is scheduled to be completed the end of November following the Association’s annual meeting.

Lien Fees:

The fees we need to pay the city when we file and remove liens change frequently. In addition, while the vast majority (98%) of Guilford homeowners pay the mandatory maintenance charges, a consistent minority does not pay and have liens filed against the property each year. Therefore, a proposal was made to adopt the same lien fees that Homeland uses. The charges for the first year are $250 plus the City’s charges for filing and removing the lien, the charges for the second year are $500 plus the City’s charges and the charges for three or more years are $750 plus the City’s charges. This proposal was approved unanimously. The new fee schedule will be effective in 2013.

Corporate Sponsors:

The Board discussed the potential of bundling newsletter advertising, adoption of a tulip bed and adoption of a summer flowerbed. Larry LaMotte requested Board members send him names of businesses that might be interested in advertising.

Budget:

Expenses were higher than predicted for Security because there was overlap in switching from Securitas to McRoberts.

Expenses were higher than predicted for office supplies because we purchased filing cabinets.

Centennial publication:

We have collected more than 1400 historic visual assets for the Guilford publication. Greg Pease, a professional photographer who lives in Guilford, has been actively photographing the neighborhood for the past seven months. To date he has shot 4000 photographs of more than 60 homes. He’ll continue shooting throughout the winter and early spring 2013.

Holiday Party:

The annual Guilford Holiday party will be held Ssaturday, December 1. Beverly Quinones has not been well so Sharon Smith will be coordinating the Holiday Party this year.

Annual Meeting:

The annual meeting was originally scheduled for Wednesday, Nov 21. However, that is the day before Thanksgiving. The Board agreed to move the Annual meeting until Wednesday, November 14.

Other Issues:

There was an incident at the Masonic Temple late Saturday, September 15 extending into the early morning hours of Sunday, September 16. A Not For Profit organization rented the Masonic Hall, got the Occupancy permit and the liquor license and then turned over these permits to a promoter for a fee. The promoter widely advertised the event and sold full bottles of hard alcohol to the estimated 1000 attendees. There was a lot of damage to the Masonic property. Their onsite person tried to shut down the event but was unsuccessful and called the police about 1:30 AM. The police and Guilford Security Patrol responded quickly to direct traffic and quell the disturbance of hundreds of people pouring onto Guilford Streets and disturbing Guilford residents. Two men were involved in altercation and one of these men shot the other on Stratford Road just before 2 AM. The police handled the situation immediately.

Tom, Felix and Mary Pat Clarke met with the Masons the following week to discuss this incident. The Masons were very apologetic and promised that an event such as this will never happen again. They will rent the hall only for weddings and known charities.

Respectfully submitted,

Lynda Riley,

Vice President