# Guilford Association Board-June 2012 Meeting Minutes

June 20, 2012

7:00 PM

Westcott Room, Second Presbyterian Church

Board Members Present: Margaret Alton (out of state, phone conference call for entire meeting), Bruce Barnett, Felix Dawson, Tom Hobbs, Geoff Lord, Lynda Riley, Bernie Shutty, Dee Smith, Jeremy Hoffman and Sharon Smith. Also present: Michelle Trousdale.

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

Lynda Riley made a motion to accept the minutes of the March Board Meeting. Margaret Alton seconded the motion.

Discussion: Security Contract.

Lynda, Felix, Margaret and Tom have a proposal from McRoberts Protective Agency to provide security services to Guilford. They have met with the McRoberts representative. It was agreed that the proposal should be discussed and considered. Felix Dawson was asked to discuss the proposed service.

Felix:

Current company, Securitas, is a large national company. We have attempted to address identified issues with them but with mixed success. We are frustrated with personnel in the patrol cars and the people in charge.

1. Proactive efforts to perform security is lacking.
2. Often do not return resident calls - often on cell phones while driving.
3. Often calls are taken but there is non-performance particularly related to vacation requests

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McRoberts Protective Agency is a small regional company, patrols the Harbor View condominiums, Fort Covington, where the cruise ships dock and other local businesses. The head sales people have a significant understanding of Guilford needs. Their communications are better than current company and they have a better use of technology.

They propose to buy 2 electric cars for use in patrolling the community. If we do not like the cars after one year, then they will buy different gasoline powered cars.

We are seeking authority to terminate current security contract and hire new company, McRoberts Protective Agency.

Termination terms for Securitas are simple, requiring 60 day notice.

Margaret:

The McRoberts representative seems more personable. It was suggested that Guilford residents could form a focus group to meet with the company and continue discussion of security related concerns. The company is willing to address issues brought up at the last year’s annual meeting. Underlying concern for participation – the new company will interact with residents, address resident’s concerns.

Tom Hobbs indicated that the proposed contract would be sent to Tim Chriss for review and negotiation of terms if necessary. A vote was called for a termination of the Securitas contract and entry into a contract with McRoberts. All present and Margaret by phone conference call voted yes.

Centennial Gala Report:

Sharon Smith – Proposed the following:

Date set: May 10, 2014, at the end of the centennial year

$90.00 per ticket

Cocktails in the BMA Sculpture Garden

150 people

No cash bar

Lynda Riley made a motion to approve the Gala Proposal, and it was unanimously accepted by all present.

Guilford Reservoir – Cathy Boyne could not attend the meeting. Tom Hobbs reporting

Two nights ago on June 18th there was a meeting of the reservoir working group and Bureau of Water officials and their consultant. This was a continuation of the discussions concerning the re-design of the reservoir area. The group conceptually accepts the proposal to earth over the storage tanks and to create a landscaped area. There are details re the profile of the hill, landscaping, finishes, construction scheduling etc. yet to be addressed. It is expected to have a 60% complete design by the fall so that the proposal could be submitted to CHAP for review. Construction staging and impact on the community during the projected three years of construction are concerns. The working group and Architectural Committee have insisted that the reservoir plan and the planned expansion of the pumping station must be discussed together. The Association has previously objected to aspects of the pumping station expansion and CHAP endorsed those concerns. While the Bureau officials resisted discussing the pumping station at the end of the meeting it was announced that:

1. Pumping Station addition will be reduced to half of the proposed size, eliminating the emergency generator. The new chlorine treatment building should satisfy most of the pumping station concerns.
2. Construction Schedule is three years - largely from Cold Spring and Old Cold Spring Road. Residential access to garages a concern.

Sherwood Gardens Report: Geoff Lord -

Adopt a Plot = 500 personal hours of work.

Digging bulbs - $3500

Irrigation doing well.

Report on Traffic, Streets and Parking: Bernie Shutty (Handout)

(Email attachment to this report)

Architectural Committee Report: Tom Hobbs (attached report)

Proposal to use 4003 St. Paul Street as tennis court update:

An agreement would be entered into assuming that 4110 Greenway and 4003 St. Paul St. are linked for purpose of allowing the tennis court.

Now it is proposed to construct a hard true court. No lights on the court and required that it be screened from neighbors. The use would be limited to owners and guests. The use term would be 10 years or when either property is sold.

Must submit design to Architectural Committee and comments/ approval must be received from all adjacent neighbors. Owners will pay all Guilford Association lawyers’ fees.

Financial Report - Profit & Loss Budget Performance Report:

Stratford Green (Handout- Thru May 12th)

And Guilford Association (Handout – 26 people who have not paid and lie – 95% paid mandatory maintenance fee)

There being no further business, the meeting was adjourned at 9:00pm.

Respectfully submitted,

Dee Smith

Secretary

**ARCHITECTURAL COMMITTEE – 2nd qt. 2012; June 20, 2012 Board Meeting**

34 applications were received since mid-March and 55 applications have been received since the beginning of the year. The increase in applications is a positive indication of investment and better covenant compliance. This is a heavy workload for the Architectural Committee. Anthony Gill, an architect and resident of Suffolk Road has joined the committee. Applications this quarter fell into the following categories:

* Major addition to house – 3 (4405 Bedford Pl.; 10 Overhill Rd.; 203 Lambeth Rd.)
* Complete house renovation – 1 (4005 N. Charles - continuing)
* Minor house addition/restoration – 4 (3805 Greenway; 16 York Ct.; 28 York Ct.; 4204 Greenway)
* Roof replacement – 1
* Change in house color and painting of house wood trim – 3
* Driveway alteration/reconstruction - 1
* Window replacement – 5
* Swimming pool and major related landscaping – 1 (4300 Rugby – continuing)
* Shutter replacement and window restoration - 2
* Fence installation – 4
* Lot use request – 1 (4003 St. Paul - continuing)
* Guilford reservoir – 1
* Major re-landscaping of property - 6

Most of the applications were approved but many with conditions or negotiated alteration of the original proposal. Of the applications received this quarter:

* 4 were not approved or required major changes and resubmission
* 10 were approved with comments or required changes
* 19 were approved

Several properties with covenant violations required committee attention:

* 4304 Saint Paul St. – Since the last report several more letters and emails have been issued to the Mitchells concerning the failure to restore the damaged house. The insurance company reported a settlement weeks ago. With no apparent progress or application to the Architectural Committee for the work to be undertaken I’ve referred the matter to the Association’s attorney for legal action. Mrs. Mitchell asked that I postpone referral to our lawyer until June 14th; then she said she was intending to contract with Kodiak Construction. Yet there has been no further word from the Mitchells.
* The Association has filed suit as a result of covenant violations at the following properties:
1. 403 Bretton Place – aluminum applied over Tudor wood details
2. 3600 Greenmount Av. – roof replaced without application and non-approved material
3. 3538 Greenmount Av. – consent order enter into in 2008; owner failed to comply; court issued contempt order on June 18th.
4. 415 Bretton Place - aluminum installed over wood trim, windows replaced, rail replaced. Temporary Restraining Order sought. Case also to be litigated.
5. 3822 Greenmount – house vacant for years; owner seeking continuance of multi-family in violation of covenants. BMZA hearing on 24th.
* Proposal to use 4003 St. Paul St. as tennis court reconsidered as an attachment to owners Greenway property. Use agreement being negotiated.