GUILFORD ASSOCIATION BOARD – JUNE 10, 2014 MEETING MINUTES

June 10, 2014

7:00 PM

Westcott Room, Second Presbyterian Church

BOARD MEMBERS PRESENT: Margaret Alton, Cathy Boyne, Francisco Castellanos, Heather Fones, Howard Friedel, Lisa Garten, Anthony Gill, Clarke Griffin, Angela Hamilton, Tom Hobbs, Larry LaMotte, Lynda Riley and Sharon Smith.

BOARD MEMBERS ABSENT: Tim Chriss, Elizabeth Comer, Felix Dawson, Jeremy Hoffman, Bernie Shutty and Steve Shattuck. Michelle Trousdale, the Office Manager was absent.

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

The minutes from the March 11, 2014 meeting were approved.

Ann Giroux resigned from the Board after the Centennial Gala on May 10, 2014. She is to be congratulated for doing a fabulous job chairing the Centennial Committee.

**Reservoir:** Cathy Boyne

Currently we are working on the Memo of Understanding (MOU) with the City that will set forth the agreement on how the construction of the reservoir project will be conducted. There will be no work carried out on Sundays or Holidays except in the case of an emergency. Work will be conducted during the hours of 7 AM to 4 PM, with noise limited between 7 and 8 AM (i.e. no jackhammers). There is to be no construction related parking on Guilford streets. Tom Hobbs and Cathy have been reviewing the drafts of the MOU and we are near agreement.

CHAP will receive indication from the Guilford Association that the plans dated October 2013 are acceptable to the community. However, any modifications will require additional review. We cannot give final approval until the plans are complete and final.

Motion: Authorize the president or designated officer of the Guilford Association to sign the MOU after all issues are addressed and to prepare a letter to CHAP.

Motion: Passed unanimously

**Loyola Committee**: Howard Friedel

At the May meeting Loyola stated that they did not want to enter into a 10 year renewal of the Agreement at this time because they are in the middle of a long-term planning study. The Agreement will be extended for one year at its expiration.

**Financial Statements:** Heather Fones

The financial statements for the Guilford Association and Stratford Green through May were reviewed.

There are no unusual expenses year to date in either statement. Association revenue is about as projected. GSP collections are somewhat above budget projections. York Courts needs to spend $2,000 to remove three trees. There is only $765 left in that account for the rest of the year. Therefore, there is no money for mulch, new trees or shrubs.

The Stratford Green statement reflects a successful tulip dig this year with collections of $5665. The Centennial events brought in revenue of about $90,000. (The Home and Garden Pilgrimage brought in $57,000 last year and the Gala brought in approximately $33,000 - net of expenses about $20,000 .) No new event has been identified to replace the wine tasting.

Motion: Confirm movement of Centennial funds net of expenses resulting from House and Garden event to the Stratford Green reserve account and move proceeds net of expenses from gala or other centennial events to that account as the Stratford Green financial position at the end of the year permits.

Motion: Passed unanimously

There is currently about $435,000 in the reserve/endowment.

**Social Events:** Sharon Smith

The Guilford Holiday Party will be held on December 6 at the home of Chick Chickering and Mike Ankrom.

**New Neighbors:** Lisa Garten

New residents will receive a welcome letter from Tom Hobbs. They will be directed to the website to learn about Guilford and the surrounding area.

The newsletter will list new residents and their addresses.

**Website:** Tom Hobbs

Someone is needed to manage the website. It may take about ten hours per month if we expand the calendar and add items that require updating.

**Sherwood Gardens:** Margaret Alton, Francisco Castellanos and Clarke Griffin

Tom Hobbs thanked Margaret Alton, Francisco Castellanos and Clarke Griffin for assuming the responsibility for the management and oversight of Sherwood Gardens. Margaret explained that 2014 has been a transition year. She is overseeing vendor contracts, Francisco Castellanos is acting as Executive Manager who coordinates all activities. Clarke Griffin is the Operations Manager, particularly for the irrigation system, and monitoring conditions in the park.

Phase I of the Master Plan is well under way with positive results. However, given the decades long annual planting of the same “crop,” tulips, the flowerbeds in Sherwood Gardens has soil that is depleted of the nutrients needed for a healthy bloom. Last fall four beds were planted with daffodils and hyacinths to begin annual crop rotation to restore the soil. The hyacinth and daffodil bulbs have been left in the ground as a test to see if their second year bloom is acceptable. Another method to improve the quality of tulips is to replace 6-8 inches of soil. We will test this in one bed as the cost is high, about $3,000 for one bed.

Although we had a successful 2014 tulip dig we need to identify someone to run the event next year.

Troop 5 Boy Scouts who meet at Second Presbyterian Church have volunteered to help with Sherwood Gardens. They want to name the tree species and are proposing to plant shrubs and perennials in the fall. On October 19 they will help remove summer flowers.

Sherwood Gardens is frequently used by large groups of people for baseball games, exercise groups and large parties. Many of these people are not Guilford residents and do not know that Sherwood Gardens is a private park supported by donations and volunteers. Tasteful signs will be made indicating that Sherwood Gardens is a private park. We will have similar signs made for our other three private parks., as well.

**Architecture:** Tom Hobbs and Anthony Gill

Anthony has created a Pattern Book for York Courts that explains in elevation drawings and words how Guilford’s architectural guidelines are to be applied to the court houses. It should help residents to properly make architectural repairs and changes.

Thirty four applications for exterior change have been submitted to the Architectural Committee thus far this year, twenty in the second quarter. Most were routine, related to painting, landscaping, patios and fencing. Discussions have begun with the owner of the vacant lot in the 4000 block of St. Paul St. about a new house construction. A number of covenant violation notices were issued.

**Other Business:** Tom Hobbs

A number of residents living near the Bretton Place pathway to Greenmount Avenue have requested gating of the opening. The street was closed many years ago and the Northern District Police Major suggested the closing to help with crime control. A petition will be circulated among residents of Chancery Rd, Bretton Place, Suffolk Rd, Newland Rd and Fenchurch to request the gate. The petition will then be submitted to the City for permission to proceed.

 Lawsuits likely will be filed against two properties for violation of the Deed and Agreement: The Chabad House at 3701 North Charles St for severe deterioration of the property and 3 Whitfield Road for unapproved architectural changes.

There being no other business the meeting adjourned at 9:00pm.