GUILFORD ASSOCIATION BOARD OF MANAGERS MEETING MINUTES

March 1, 2016

7:00 PM

Westcott Room, Second Presbyterian Church

BOARD MEMBERS PRESENT: Margaret Alton, Joshua Angulo-Bartlett, Adrian Bishop, Jarrod Bolte, Elizabeth Comer, Carl Coscia, Felix Dawson, John Doherty, Anthony Gill, Clarke Griffin, Angela Hamilton, Jeremy Hoffman, Tom Hobbs, Lynda Riley, and Sascha Sheehan. Tracey Clarke, the office manager was present.

BOARD MEMBERS ABSENT: Cathy Boyne, Francesco Castellano, Tim Chriss, Howard Friedel and Francie Spahn.

PRESIDING: Tom Hobbs, Guilford Association President

The minutes from the February 2, 2016 meeting were approved.

**Legal:** Tom Hobbs

The Guilford Association has had to go to court again regarding 3701 North Charles Street for extensive neglect of the property. It was the third meeting in front of Judge Mays. She has ordered the Chabad House to do the necessary roof work by August 2016 and she awarded the Guilford Association repayment of our legal fees which we are to receive by June 1, 2016 or the Chabad House will be in contempt of court. Judge Mays said she was willing to make a field trip to the house to ensure the work has been done.

415 Bretton Place has a summary judgment detailing the work that must be corrected including replacing the asphalt roof and removing the aluminum installed over the wood trim.

301 East Highfield Road (corner of Underwood) The owner has died. The house is in disrepair and will be sold as part of the estate.

3803 Juniper Road is vacant. The owners live in China and have been unresponsive.

Eight houses are being foreclosed in locations on Northway, Norwood Road, Chancery Road, Bretton Place, St.Paul Street, Southway, Greenmount Ave/ and York Court

**Reservoir:** Tom Hobbs

The contract has been awarded to the Allen Myers Construction Company of Pennsylvania for the reservoir construction and the addition to the pump house. The construction is expected to begin in a couple of weeks and is expected to take 3.5 to 4 years. Reservoir Lane will be closed for an extended period of time during the construction.

**Dues Collection**: Tom Hobbs and Tracey Clarke

Most households have paid the mandatory maintenance charges. 397 households have paid the Guilford Association dues (58% of households (excludes houses on Greenmount)).

**Insurance:** Tom Hobbs and Howard Friedel

We have liability insurance coverage of $2 million for the Guilford Board of Managers. We need to have a separate policy for the Stratford Green Board of Trustees. Clarke Griffin will evaluate policies.

There is also liability insurance coverage for all Guilford common property. All structures (columns, gates and walls) need to be photographed and itemized as they are also covered by insurance in case they are damaged.

**Baltimore Liquor Board**: Tom Hobbs

The City Delegation to the State Senate will oppose the Liquor Board members recently chosen by Governor Hogan.

**Security**: Felix Dawson and Angela Hamilton

Participation by Guilford residents is about the same as last year. Therefore, we will maintain similar hours of patrolling. The cars will be parked at Second Presbyterian Church while not in use.

**Traffic:** Howard Friedel and Carl Coscia

Traffic calming has been requested on 39th Street, Overhill Road, Eastway, and Saint Paul Street. It is a challenge determining what changes can be made that will slow but not impede traffic movement. Repaving is required on N. Charles Street (between Cold Spring Lane and Charlcote Road).Howard will set up a meeting with Frank Murphy of the Department of Transportation to review these and other issues..

**Architectural Committee**: Tom Hobbs

The Pattern Book for Greenmount has been completed. The Architectural Committee will meet with a group of Greenmount residents for feedback. This pattern book details the architectural requirements (Windows, railings, columns, roofs) for the houses along Greenmount. This pattern book will be sent to residents, realtors and lenders when they possess foreclosed houses in this area.

**North Baltimore Neighborhood Coalition**: Howard Friedel

The NBNC met last week. Loyola University will delay signing another ten year agreement with the NBNC for a year because Loyola is working on their ten year plan at this time.

**Other News**: Tom Hobbs

The State has approved the house for homeless youth on Greenmount across from Underwood Road. This organization already has a well-run facility in northwestern Baltimore. They are getting support from both the federal government (low income housing tax credits) and the state (low interest loan). A Section 106 \_review is required because this property is located across from Guilford, a National Register Historic District, and there is a visual impact on Guilford.

Respectfully Submitted:

Lynda Riley

Secretary