GUILFORD ASSOCIATION BOARD –OCTOBER 4, 2016 MEETING MINUTES

October 4, 2016

7:00 PM

Westcott Room, Second Presbyterian Church

BOARD MEMBERS PRESENT: Margaret Alton, Joshua Angulo-Bartlett, Adrian Bishop, Cathy Boyne, Elizabeth Comer, Carl Coscia, Howard Friedel, Anthony Gill, Clarke Griffin, Angela Hamilton, Jeremy Hoffman, Tom Hobbs, Lynda Riley, Sascha Sheehan and Francie Spahn.

Laurie Fick, Office Manager, was present.

Major Richard Gibson, Commander of the Northern District, spoke to the board.

BOARD MEMBERS ABSENT: Jarrod Bolte, Francisco Castellano, Tim Chriss and Felix Dawson.

PRESIDING: Tom Hobbs, Guilford Association President

The minutes from the June 7, 2016 meeting were approved.

Tom introduced Laurie Fick to the board. Laurie is the new office manager who has replaced Tracey Clarke.

**Architectural Committee**: Tom Hobbs

The Guilford Association during the past several years has pursued litigation in five cases where repeated attempts at negotiation with the property owners have failed to resolve serious covenant violations dealing with issues of extensive neglect and deterioration of the houses and unapproved exterior changes. All have been before the court and where judgement was issued they are resolved in favor of the Association. One complaint is yet to be heard. In the most serious case the judge entirely supported the decision of the Association, has required all property repairs within prescribed time and that the defendant pay the legal costs incurred by the Guilford Association.

On another matter, the Guilford Association is working with Mark Sissman, the Executive Director of Healthy Neighborhoods, to include the houses along Greenmount in a Healthy Neighborhoods designated area. Once approved the owners could receive below market rate loans to rehabilitate their properties or a buyer may be eligible for below market financing. Outstanding covenant issues must be resolved as part of the plans for use of money provided to the homeowner. This area of Guilford is also part of Johns Hopkins University’s program “Live where you work” which provides new homeowners who are employees of Hopkins $5000 toward their closing costs. Houses along Greenmount, as in the rest of Guilford, are eligible for historic tax credits.

**2017 Budget**: Tom Hobbs

As part of the budget proposal, the mandatory maintenance charges will be raised $0.20/100 SF property for a total of $2.60/100 SF. York Courts properties will have their mandatory charges increased $5 to $70 per property.

Motion approved unanimously.

The voluntary Guilford Association dues of $50 per year will remain the same.

The voluntary Guilford Security Patrol fees of $325 per household will also remain the same.

The budget provides for the Guilford Association to pay for signs for the four major parks (Sherwood Gardens, Little Park, Gateway Park and Sunken Park) indicating that the parks are privately owned and the rules for appropriate behavior The signs have been designed to be similar to the signs in the Public Garden in Boston.

New three-year contracts for maintenance for all the parks, triangles and St. Paul median strip will be signed after receiving bids from three landscape companies. It is expected that the costs will be higher than they were in the previous contract.

Guilford Association 2017 Budget:

INCOME

Revenue (Maintenance fees and Assoc Dues $274,000

Other Income 10,000

Withdrawal from Reserves 15,800

Security Patrol 120,000

Total Income $424,800

EXPENSES

Park Landscape Maintenance $ 65,500

Common Area Maintenance 32,500

Guilford Security Patrol 120,000

Professional Services 51,100

Stratford Green donation (Sherwood Gardens) 50,000

Administration 57,700

Other 18,000

Capital Improvement Reserve 30,000

Total Expense $424,800

The budget was approved for presentation at the Annual Meeting.

**Security:** Angela Hamilton

McRoberts was sold to US Security. The transition did not go smoothly. Phones were not always answered. Messages were not returned. Several meetings were held with Allen Fine. Issues are currently being resolved.

Guilford has good communication with Major Richard Gibson of the Northern District Police Department.

There was a serious carjacking on Northway involving a gun. The car was recovered because of the Lexus security system. The suspect was caught. There have been a series of break-ins and copper gutters have been stolen.

**Traffic**: Carl Coscia

Residents have requested a traffic study for traffic calming measures on 39th Street. Frank Murphy from the Department of Transportation has been contacted.

There are issues at the bus stop at Greenmount and 39th Street. Bill Henry has been contacted.

**Reservoir**: Cathy Boyne

Construction on the reservoir began June 13 and is expected to last three and a half years. The water was drained and caused flooding into the houses along Northway because the topography of Reservoir Lane was changed.

Currently the contractor is behind schedule; therefore, the crews are working 7 am to 6 pm Monday through Saturday.

The fourth Wednesday of each month Cathy meets with Joan Flynn and the contractor to review the status of the construction.

**Social Events:** Francie Spahn

The Halloween Parade will be October 29 from 5 to 6 pm in Sherwood Gardens. (The rain date is October 31.) Francisco Castellanos will lead the parade.

The Sherwood Gardens tree lighting will be held on November 27 from 5 to 6 PM. (The rain date is December 4.)

The Holiday Party will be December 3.

Respectfully Submitted,

Lynda Riley, Secretary