GUILFORD ASSOCIATION BOARD –October 13, 2015 MEETING MINUTES

7:00 PM

Westcott Room, Second Presbyterian Church

In attendance:

Clarke Griffin, Cathy Boyne, Margaret Alton, Thomas Hobbs, Howard Friedel, Francisco Castellanos, John Doherty, Anthony Gill, Jeremy Hoffman, Elizabeth Comer, Heather Fones, Tracey Clark, Office Manager

Absent: Francie Spahn, Angela Hamilton, Felix Dawson, Lynda Riley, Lisa Garten, Deanna Karanikas, Tim Chriss, Adrian Bishop

Minutes of the June 9, 2015 meeting were approved.

An amendment to the By-Laws regarding “Nominating Committee and Election of Managers” received unanimous approval by email from the Board as a by-law supplement and will be presented at the Annual Meeting for member approval. The wording of the amendment is attached.

The resignation of Heather Fones, Treasurer was announced. Heather was thanked for her multiple years of service to the Association. The GA is fortunate in that Cathy Boyne agreed to assume the Treasurer position with Clarke Griffin as AT.

Financials:

There was a review of the September financials ytd and presentation of the proposed GA budget for 2016. A motion to increase the GA maintenance fees by 20 cents per 100 sq. ft. was approved. The proposed 2016 budget will be presented to the Board at the Annual Meeting for approval. There was a review of Stratford Green September financials ytd and the 2016 proposed budget for SG to be approved by the Trustees of Stratford Green, Inc.

Stratford Green Organization:

There was a reiteration of the ownership of Sherwood Gardens by Stratford Green, Inc. and the organization of the corporation. It is a stand alone 501 (c) (3)non-profit entity with trustees responsible for policies and operations. The Guilford Association has been making an annual $50,000 contribution devoted to ground maintenance and helping to facilitate volunteer support.

Board Nominations:

There are 8 Board positions for which nominations will be considered (4 resulting from maturing terms and 4 created by resignations). There are 6 new nominees plus the 4 existing board members whose terms are up this year and who have indicated desire to continue on the Board. Hence there are 10 nominees for consideration by the Nominating Committee which will meet Oct 18 to create a slate for Board appointments.. The approved slate will be presented at the November Annual Meeting for Association membership approval.

Annual Meeting:

There was a discussion on how to make the meeting smoother and shorter. We will invite the BCPD to address security. Our two City Council representatives also will be invited. There is an intention to have more working microphones and a dais for speakers. Board speakers to be limited to 3 minutes. A simple process will be in place to identify Association members, i.e. those who have paid $50 in dues, and only these people are eligible to vote per the GA charter. There was a suggestion for Francie, Event Chair, to have sign up sheets on easels for known events.

Committee Reports:

Security given by Tom – There is a recognition of a breakdown in consistent communication by the Northern Police District and GSP and thus the Association’s spotty reporting of incidents. Steps are being taken to provide weekly security updates. There is no news on the joint security meeting with neighborhood communities held earlier in the year due to lack of follow up.

Neighborhood Events given by Tom –There is not an event calendar for the year with assigned responsibilities as the committee has for a period been leaderless due to resignations and hence there has been limited advance planning and communication. There may be a Halloween Parade, a tree lighting is to be arranged but the Holiday Party seems to be underway .

Parks & Common Land: Margaret

Sherwood Gardens completed the inaugural year of Project Olmsted-8 landscape professionals competed. The award ceremony was on Family Day brought to fruition by Elizabeth Comer and Emily Little with help from others.. The Sherwood Cup was awarded to Bob Jackson, the People’s Choice to Chapel Valley. The Boy Scout Project to identify trees with formal signs is nearing completion.

The St Paul median will need tree and ground cover replacement this fall as will the N. Charles Street bump outs. We are getting trees from the City-very appreciated.

Northway & York RD entryway recovery project was marshaled by resident Ed Windfelder . The City removed stumps and planted trees the GA is to plant evergreen shrubs.

At York Courts Phil Reely marshaled the replacement of hedges destroyed by the City and Kathryn Mavrellos headed up the City’s removal of 7 tree stumps on Overhill and N. Charles.

Our park ‘s ash trees were treated to prevent the emerald ash borer, but the problem presents the dilemma of repeating costly treatment every other year or replacing the trees with another species.

Gateway Park’s Bouton memorial was completed with no contributions from RP or Homeland, just one from Oakenshaw.   
The sidewalks around parks and in front of York Courts will be shoveled this winter.

There is still a need for signs for all the Parks advising that they are private.

Newsletter; Jeremy & Tom

We want to continue our beautiful, community spirit building newsletter which is also a money maker, but there is need of article writers to do so. We had another discussion of tapping students at neighboring colleges for writers. Clarke may follow up.

Traffic: Howard

Resident parking stickers for Loyola Area #6 were delivered in August. Repaving of N. Charles between Cold Spring Lane and Stratford Road is being pursued with the city as is the restoration of parking restrictions on St. Paul St. between St. Martins Road and University Parkway.

Reservoir Project: Cathy

The rebid sent in June and we are awaiting the city to announce the bid winner. The earliest construction would begin is May, 2016. The Pump Station Project is going out for bid and it is hoped the construction time will be shortened.

Architecture: Tom

There were 23 applications reviewed the past quarter; many were for windows, fences, color changes. There are several large projects: the rear addition to 12 Overhill Rd; the construction of a new home in the 4000 block of St. Paul St., preliminary plans for an addition to 203 Lambeth Rd. A number of residents are spending on new construction and additions.

There was discussion about the number of foreclosed properties and the effort it is taking to assure interim maintenance and the correction of covenant violations. A good number of upper end homes have sold recently at full prices. The medium range priced homes are not moving as well.

There are 2 legal cases pending re: covenant violations: 3701 N. Charles St. and 3 Whitfield Road. This is time consuming and costly but is necessary given the nature of the violations and the precedents involved

Greenmount/York Rd.: Anthony

There is monitoring of the new building complex proposed for York Rd across from the Underwood intersection. We are working on a pattern book for Greenmount properties south of 39th and will be pursuing Healthy Neighborhood designation for the area. Francisco will look up the deeds of commercial properties on York to determine if maintenance fees can be collected going forward.

There being no other new business the meeting was adjourned.

Margaret Alton, Vice President

Attachment to Minutes of October 13, 2015

*Nominating Committee and Election of Managers*

*A Nominating Committee (the “Committee”) consisting of not less than 3 and up to 5 current members of the Board of Managers shall be elected annually by the Board of Managers.  The members of the Committee will represent the geographic scope of the Guilford community.  Notice of the establishment of the Committee and request for nominations for proposed candidates to the Board of Managers will be distributed to Guilford property owners electronically or by written publication.  The consent of each proposed candidate to the Board of Managers shall be obtained prior to submission of the candidate’s name to the Committee, and a brief biographical summary and indication of interest of the candidate shall be included with the submission.*

*The Committee shall interview each of the proposed candidates and nominate a slate of candidates for membership on the Board of Managers. Additional candidates for nomination to the Board of Managers may be presented only by petition, signed by at least ten Association members in good standing, and submitted to the Secretary of the Association, in writing or by email, not less than 30 days prior to the announced date of the Annual Meeting of the Association.  The written consent of each candidate, together with a brief biography and indication of interest must accompany each such petition to the Secretary.*

*The candidates for membership to the Board of Managers will be presented at the Annual Meeting of the Association for election by those members of the Association who are then in good standing.*