**Guilford Association Annual Meeting**

November 12, 2014

7:00 PM, Smith Hall, Second Presbyterian Church

*Board Members Present:* Margaret Alton, Francisco Castellanos , Tim Chriss, Elizabeth Comer, Felix Dawson, Heather Fones, Howard Friedel, Lisa Garten, Anthony Gill, Clarke Griffin, Angela Lunczynski Hamilton, Tom Hobbs, Jeremy Hoffman, Lynda Riley, Steve Shattuck, Bernie Shutty,

*Board Members Absent:* Cathy Boyne, Lawrence La Motte, Sharon Smith

*Guilford Office Manager Present*: Michelle Trousdale

*City Council Members Present*: Mary Pat Clarke, Bill Henry

Baltimore City Police Department Present: Northern District Major Kimberly Burris, Senior Liaison Officer Doug Gibson

*McRoberts Security Present*: Allen Fine

After a welcome and introductory remarks fromTom Hobbs, President, there was a motion to approvethe minutes of November 13, 2013. The motion passed.

Residents were reminded that both Guilford Association Annual Meeting minutes and Guilford Association Board of Managers meeting minutes are posted on the Guilford Association website for review.

**Nominating Committee:** Margaret Alton presented a slate for managers to be elected to the Board.

The process of electing new members to the Guilford Association Board of Managers was explained as follows: At the Association’s Annual Meeting there is an election to fill one-quarter of the members of the Board of Managers (replacing or renewing those whose 4-year term has expired) and any Board vacancies created by resignations. This year 6 positions in total were to be filled and eleven people expressed interest in serving as a Manager. The Nominating Committee interviewed all of those interested. Based on candidate qualifications and interest, time availability, areas of Association need, geographic residence to assure community-wide representation, etc. the Nominating Committee recommended the following slate for Board positions.

Current Managers Howard Friedel and Lynda Riley to be reappointed for a new 4 year term.

John Doherty who has lived on Bedford Place for one year and is a Price Waterhouse Coopers consultant, for 3 years.

Francie Spahn who has lived on Overhill Road for a number of years and is a real estate lawyer for a 4 year term.

Deanna Karanikas who lives on Wendover and has a criminal justice background for a 4 year term.

Adrian Bishop who has lived in York Courts for 2 years and is a community housing development expert for a 4 year term.

Interrupting the presentation of the Slate for membership approval, Carl Coscia of Overhill Rd. made an impassioned speech for the need for improved safety on Overhill Road and nominated himself from the floor to be the head of the Traffic Committee of the Board. A lengthy give and take ensued about the issue as well as the nominating process. Carl’s motion did not pass –a count of hands showed 25 for and 27 against. It was later determined that some of those voting were not eligible members of the Association and,therefore, ineligible to vote. To the frustration of many the meeting time was absorbed by the following related motions:

* Motion to count the votes in proportion to the owner’s property size.

 **Motion Did Not Pass:**

 Against the Motion: Unanimous

* Motion to consider each candidate individually.

 **Motion Did Not Pass:**

 For the Motion: 8

 Against the Motion :37

* Motion to approve the entire slate as proposed by the Nominating Committee:

 **Motion Passed**:

 For the Motion: 42

 Against the Motion: 3

Finally, Tom Hobbs thanked the four outgoing Board members for their years of service.

Ann Giroux who chaired the Guilford Centennial Committee. With her extensive committee and co-chair, Sharon Smith, Ann ensured that Guilford had a year of very successful events including the Home and Garden Pilgrimage, Holiday Tree Lighting event, and the Centennial Gala, all of which brought a tremendous number of visitors to Guilford and raised a significant amount of money for Stratford Green.

Larry LaMotte who raised funds for Sherwood Gardens through Tulip and Summer Flower Garden Sponsorships.

Bernie Shutty who chaired the Traffic Committee.

Steve Shattuck who worked on the Legal Committee.

**Security Update**: Felix Dawson, and Major Burris

The incidences of serious crime are down this year. The crimes typically seen in Guilford are breaking and entering into homes and breaking into cars. There continue to be thefts of lawnmowers and bicycles from garages. A majority of the crimes occur along the eastern side of Guilford near Greenmount Avenue.

Major Burrus stated that she added additional patrols last year and assigned overtime patrols to monitor Guilford. Police were able to make arrests and crime diminished. We have had the problem of “catch and release juveniles.” The police now have photos of the juveniles and know them. They stop them when they see them in Guilford. The police cars use their lights at night because they can be seen for four blocks and they discourage crime. Major Burrus supports the Guilford Security Patrol because the more eyes we can have on the streets the more crime can be reduced.

Several Guilford residents complimented the police department for their coverage of Guilford on Halloween. There were no incidents in the neighborhood that night.

All crimes are upsetting. However, we live in an urban environment and we cannot completely prevent crime. Our goal is to keep it as low as possible. The crime rate in Guilford is significantly lower than in neighborhoods to the east of us.

**Treasurer’s Report:** Heather Fones

There was a discussion of the 2015 budgets for the Guilford Association and Stratford Green, the non-profit entity that owns and maintains Sherwood Gardens.

The treasurer explained that in 2014 the Guilford Association will break even and it is expected that Stratford Green will do the same. There will be no increase in the mandatory maintenance charge for most of Guilford in 2015. The charge will continue to be $2.20 per 100 square feet of property. The York Courts maintenance fee will be increased $5 to $55 for 2015.

 **Motion Passed:** To approve the GA 2015 Budget.

 Board Members were unanimous in favor.

**Reservoir**: Tom Hobbs

The Guilford Board of Managers has been working on the reservoir project for four and a half years.

Construction on the reservoir is being delayed again. All the bids received were rejected because they were too high. Some aspects of the reservoir construction will be redesigned and it will be rebid.

Cathy Boyne has been negotiating with the City for a Memo of Understanding (MOU). It was signed in October 2014. Aspects of this MOU include a dedicated Project Manager for us to contact, noise management, dust control, lighting and night work only allowed in emergencies, no contractor parking on Guilford streets, approved street lighting and a signage plan. We do not have the final plan for the addition to the Pump House.

The Landscape Plan must have CHAP approval.

**Architecture:** Tom Hobbs

One of the most significant obligations that the Guilford Board of Managers has from the Deed and Agreement is the approval of architectural changes. There have been 98 applications for architectural changes so far in 2014 and they include one application for new construction and seven applications for substantial additions. About 85% of the applications are quickly approved at the monthly Architectural Committee meetings. A few neighbors do not cooperate and we need to take legal action both for unauthorized changes and for neglect of the exterior of their residence.

There has been a rash of foreclosures and short sales on Greenmount, Juniper, Southway and Newland. These bank possessions create difficulties for the neighborhood because it is usually a struggle to find the lender and asset manager and they often sit vacant for several years.

The Guilford Deed and Agreement obligates us to issue covenant violations when houses are out of compliance with the Guilford Architectural standards. The State of Maryland requires sellers to notify buyers of all covenant violations and the real estate community asks for letters from us when selling a property. The Guilford Board works with Homeland in being consistent in our policies.

**Future Events:**

* On November 23, a Holiday Tree Lighting and Caroling will occur in Sherwood Gardens.
* On December 6, the 2013 Holiday Party will be held.
* In late January, a Volunteer gathering will be held to identify new residents to help with social events and to discuss possible new social events.
* On May 23, the annual Sherwood Gardens Tulip Dig will occur.

At a late hour, despite many committee reports not having been given, a motion to adjourn was made and approved.

Respectfully submitted,

Lyda Riley,

Secretary