GUILFORD ASSOCIATION BOARD –MARCH 6, 2018 MEETING MINUTES

June 12, 2018

7:00 PM

Westcott Room, Second Presbyterian Church

BOARD MEMBERS PRESENT: Margaret Alton, Elizabeth Comer, Carl Coscia, Sarah Crowe, Clarke Griffin, Tom Hobbs, Chris Lyon, Lynda Riley and Francie Spahn.

BOARD MEMBERS ABSENT: Joshua Angulo-Bartlett, Jarrod Bolte, Curtis Campbell, Tim Chriss, Adrian Bishop, Cathy Boyne, Anthony Gill, Jeremy Hoffman and Lee Miller, Steve Murphy and Bill Reinhoff.

WOLF SECURITY: Brian Wolf, owner, and Craig Kohl, account manager.

PRESIDING: Tom Hobbs, Guilford Association President

The minutes from the March 6, 2018 meeting were approved.

**New Office Manager**: Tom Hobbs

Our former office manager, Michelle Truesdale, is moving to Minneapolis. We have hired Amethyst Spivak as the new Guilford Office Manager. Amethyst lives in Guilford on North Charles Street. She will start on June 25 and will generally work Monday through Friday from 9 am to 3 pm.

**Budget**: Tom Hobbs

Seventeen liens will be filed on June 18 for nonpayment of Guilford mandatory maintenance charges. The other 683 houses have fully paid mandatory charges.

At the foreclosure of the house at 312 Southway, the Guilford Association received $4500 in past due maintenance charges and lien fees.

**Security:** Chris Lyon, Brian Wolf and Craig Kohl

Wolf Security is patrolling Charles Village and Homeland, in addition to Guilford.

Wolf Security had a rocky start when they came on in March because they had little warning and it took a while to find sufficient staff. Now the security patrols seem to be functioning well. The phone is being answered. The daily reports are better because there is a Silver Track System that monitors the patrol cell phone and can identify where the officer has been. There is good communication among Wolf Security, Guilford and the Northern District Police Department.

We may want to install check points at a few places within Guilford so that we can tell residents how often the officer has gone down their street during a shift.

Guilford wants to be notified immediately whenever there is a violent incident.

Wolf Security is more expensive than what we had been paying Securitas. However, any renewal from US Security would reflect that they had significantly raised their prices to cover higher wages that must be paid. The Guilford Security Patrol fee of $325/year, has not been raised for five years. It may be necessary to raise the fees in 2019.

There is a group of Guilford residents looking at cameras within Guilford.

Wolf Security will do vacation stops for residents who have paid GSP. The officer will get out of the vehicle, look at the house and side yards, and put newspapers and packages out of sight. The officer will not go into the backyard for the safety of the officer.

Crime is down significantly from first quarter 2017 to first quarter 2018.

Guilford will consider offering GSP decals or signs for homeowners to display with the current year indicating their house is participating in the GSP.

**Traffic:** Carl Coscia

A meeting to discuss traffic calming on 39th Street with residents of 39th Street and Hadley Square coordinated with Mary Pat Clarke has been cancelled. It is challenging coordinating the two groups of residents on 39th Street, Guilford, east of St. Paul Street, and Hadley Square (not part of Guilford). The proposal for 2019 has not been approved and there is no budget for this work. The plan is to have one lane of vehicle traffic in each direction, one lane of bike traffic in each direction and a left hand turn lane.

**Architecture**: Tom Hobbs

The Architectural Committee has been working with owners of houses on Greenmount. Six houses have been purchased by investors and renovated using the Greenmount pattern book. Two have sold, one for $350K and another for $325K. Forty houses on Greenmount have recorded covenant violations that act like a lien when the house is sold.

The Architectural committee has received fifty applications for alterations to properties. Many involve substantial investment.

**Other Business**: Tom Hobbs

Sherwood Gardens looks beautiful. Many of the summer flowers have already been planted.

The Stadium Lounge that is located in Waverly and has had many issues and has been operating under a Liquor Board/community agreement. It has not lived up to aspects of the agreement. Somehow the owner, Mr. Kim, continues to get his liquor license renewed. (Mr. Kim bought a foreclosed property on Greenmount and it remains in poor shape.)

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