**Guilford Association Board – October 7, 2020 Meeting Minutes**

Zoom Virtual Meeting

BOARD MEMBERS PRESENT (15): Tom Hobbs, Margaret Alton, Josh Angulo-Bartlett, Cathy Boyne, Emily Brennan, Tim Chriss, Elizabeth Comer, Carl Coscia, Clarke Griffin, Jeremy Hoffman, Chris Lyon, Kelly Maher, Lee Miller, Bill Reinhoff, Richard Yost

BOARD MEMBERS ABSENT (5): Doug Borg, Sarah Crowe, Brandon McCullough, Dawn Moore, Steve Murphy

OTHER INVITEES: Patrick Nolan (GA), Pat Gorman (Carrollton Condos), Craig Cole (Wolf Security)

**Pre-Meeting Update – Tom Hobbs**

Meeting Requirements: approve the 2021 budget, discuss annual meeting options

Motion to approve the August 2020 minutes; all in favor

Presumptive Mayor Brandon Scott wishes to attend Annual Meeting

**2021 Budget**

Maintenance Fees will not be increased; GSP budget in 2020 was ~$10k short, suggest increasing GSP voluntary fee; increased donation to Stratford Green to $60k.

Questions about: website charges for upgrades/speed/security and tree/shrub charges that will mostly hit later this year.

Budget approved by Board.

**Annual Meeting**

Will not be held in-person; required to put forth Board candidates and provide Committee updates. Two options for meeting:

1. Written meeting OK; send Committee reports to residents, allow residents to send in questions; provide Board member recommendations; use electronic voting (vote by email/proxy), 1 vote per property, Board Secretary tallies votes after confirming that resident is paying HOA member; Tom has prepared verbiage to email residents about meeting, also post on webpage; residents will see 2021 budget prior to meeting; or
2. Hold virtual meeting using Zoom, as Homeland is doing (check Homeland’s website); residents must register beforehand to attend and vote; not interactive; residents can send questions to Board/Committees before meeting; Zoom allows presenter to mute all participants.

Tom proposes sending following language to residents:

“Because of conditions created by the COVID-19 pandemic and concern about the health of Guilford’s residents, the Association’s Board of Managers has determined not to hold an in person Annual Meeting. Instead to keep residents informed of Association activities, reports from the members of the Board of Managers will be distributed by community email as will the proposed 2021 Association budget. In addition, the required vote on the slate of candidates to fill one-quarter of the Board positions will be solicited by proxy vote through email. An opportunity for residents to submit questions to the Board of Managers will be provided with response by email as well.”

Motion to hold Annual Meeting electronically (Option #1); all in favor.

Possibility in early 2021 to hold annual meeting in-person, if pandemic conditions improve.

Board members with terms expiring (Tom, Margaret, Carl, Chris, Emily) all wish to continue for 4 more years; currently no openings on Board.

The Board unanimously approved the above-listed slate of candidates for continued Board membership that will be presented to the Association membership for vote.

**Security Update**

Craig Cole (Wolf Security) - Some arrests affected with help of Baltimore PD; no major complaints, overall going well, community involved, high retention of officers; armed guards provide more of a deterrent; good relationship with BPD.

Chris Lyon agrees there are less incidents, likely as residents outside walking around more; will prepare comparative crime update for annual meeting.

Richard Yost questions use of armed guards. Wolf has experienced, trained officers. Guns used as last resort, mainly for self-defense. Wolf considered ‘active’ policing.

Security/hunting cameras in testing; will be mounted to City-owned trees along Northway and Southway; expect to be installed in Oct 2020. Cameras will be set to pick up human activity only; will send instant notification to Wolf guards; only Wolf and security committee will see photos.

**Neighborhood Issues**

* Bright LED Streetlights: Submitted FOIA request through DOT (requested specs for new vs. old bulbs) – received specifications for currently installed bulbs on Oct 6th; DOT using new globes as well as bulbs; basically, DOT untruthful about using less intense bulbs; Tom mentions article about DC (yellow) vs. Baltimore (white) lighting from space; some residents like the ultra-bright lighting for security; agree that LEDs are preferred, but need softer light; 2017 Bright Program – be respectful, as understand City’s attempt to provide safer lighted areas.
	+ Need to coordinate with neighboring communities to fight intense lighting
	+ Need to inform Mary Pat Clark with findings about bulb specifications
	+ Use light meter – Jeremy has contact/supplier
	+ Keep Odette Ramos in loop as Mary Pat retiring; involve Mayor’s office?
* 5G Verizon Network Install: Tom contacted Verizon representative and reiterated Guilford will not support pole installs, suggest using existing utility poles.
	+ Check with NW DC neighborhoods (e.g., Bethesda) on their plans to fight.
* Greenmount Avenue: DOT has not shared beautification/streetscape plan; sidewalks and streets need significant repair work.
* Guilford Elementary School: to close in 2021, Anthony Gill involved; students to transfer to Carter School, school to be deemed surplus; subject to Guilford Deed & Agreement - to be residential or educational only; Baltimore Collegiate and a Montessori school are possible tenants; York Road Partnership involved; Loyola U. not interested in building.
	+ Kelly & Josh volunteer to follow up.

**Reservoir Update – Cathy**

Construction (by Allan Myers Inc.) due to be completed by end of 2020; currently working on landscaping and hard scaping/sidewalk installs; allowing 7 days/week work starting at either 7am or 8am; no recent mudslides, slopes have been seeded and hay covered; trees will be planted in Spring 2021 – will need to be watered, City not responsible; garage aprons will be re-paved, Millbrook Rd to be re-paved; stone wall will be built – partial section in place; restore the traffic island?

**Parks Update – Margaret**

All good.

**Architectural Committee Update – Tom**

Fewer applications than normal; 1 issue with unapproved fence.

4304 Saint Paul St. / Bolton Hill property to be foreclosed, still requires extensive work.

**Traffic Update – Carl**

DOT unreliable – keep pestering them regarding the traffic triangle; interest in Slow Streets Initiative – No, as Guilford very walkable.

* + Send traffic triangle plan to Cathy.

**Outreach Committee – Kelly & Emily**

Two main responsibilities:

1. Social/Welcoming, grow Events Committee; use Newsletter, and
2. Interact with neighboring communities (Tom already involved in several)

**North Baltimore Neighborhood Coalition**

Loyola and Notre Dame lead; quarterly meetings; follow development of the triangle on Cold Spring Lane – to be parking lot

* + Cathy to volunteer, as has relationship with Joan at Loyola.

**Guilford News Newsletter**

Only two issued this year; need writers/content – suggest asking a neighbor, one-on-one communications; article idea focused on first responders/healthcare providers – suggest providing ~5 questions to doctors be quickly answered; use Gilman or Loyola students to write article(s); home renovation articles are best received.

**Halloween**

Put warning banner on GA website indicating no trick-or-treating? Need extra security patrol? Determine what Homeland is doing.

No other business – Meeting concluded at 8:42 pm