**Guilford Association Board – March 3, 2021 Meeting Minutes**

Zoom Virtual Meeting

BOARD MEMBERS PRESENT (16): Tom Hobbs, Margaret Alton, Sarah Crowe, Josh Angulo-Bartlett, Cathy Boyne, Emily Brennan, Elizabeth Comer, Carl Coscia, Clarke Griffin, Jeremy Hoffman, Chris Lyon, Kelly Maher, Brandon McCullough, Dawn Moore, Bill Reinhoff, Richard Yost

BOARD MEMBERS ABSENT (3): Tim Chriss, Lee Miller, Steve Murphy

OTHER INVITEES: Patrick Nolan (GA)

**Motion to approve the January 2021 minutes; all in favor**

**Finances – Tom Hobbs**

Finances in great shape; this is time of year when collecting fees/income.

Reviewed AR; approx. $73k unpaid, half from previous years’ liens.

GSP fees – more residents paying than in 2020; need to follow up with residents that paid in 2020, but not 2021 (Chris & Pat assigned)

**Calvert School Agreement (3rd Amendment) – Tom Hobbs**

Overview of existing agreement, which includes allowances and restrictions for development; an Upper School may never be constructed. GA will need to amend the existing agreement to allow construction of a fieldhouse.

Calvert shared drawings/plans and met with residents along Warrenton Rd and N Charles St; Warrenton residents indicated their acceptance.

Calvert to use Kovacs-acquired parcel to shift athletic field to the southwest.

Calvert building fieldhouse with 10 squash courts; attempting to raise $15M for construction.

Fieldhouse will be 30k sq ft and sited on existing NE half of athletic field; existing parking lot will not be altered. Dimensions and area of fieldhouse will be documented in the 3rd Amendment.

GA asking for extensive landscaping to screen the fieldhouse and along N Charles St.

Calvert’s architects are very considerate of Natl Register Historic District status. Overall, Calvert has been very open / great relations with GA.

Traffic/parking should not be an issue.

Construction contractor has not yet been selected.

**Issues**

Installation of Verizon 5G Network

Meeting held on Feb 25th with Verizon, Mark Conway, Odette Ramos, & City Planning.

Guilford will not allow 26-ft poles, suggested using existing utility poles in existing easements, but Verizon indicates poles are not high enough, difficulty in accessing, and BGE will not allow Verizon Wireless to access their poles

Verizon installing cells on arterial streets only (Cold Spring Ln, N Charles St, Saint Paul St); no residential streets.

Section 106 NHPA has still not been completed.

Can view cell setups on University Pkwy. This 5G rollout is only for enhanced cell phone coverage; not Internet speed. Each cell phone provider will need to install their own cells.

LED Streetlights – no further response from City DOT; lights being installed in Homeland, apparently with dimmer capabilities

Greenmount Ave Construction – endless roadwork and utility work potentially causing structural damage to homes and brick walls along sidewalk.

Call scheduled for March 4th with Odette Ramos, City DOT, City DPW, and residents.

Brandon suggests involving MTA as buses speed through work zones / rattle homes; 311 calls for potholes work, but just for the address that phoned in the 311 call.

Margaret suggests involving the Mayor, tour the area.

City DPW and DOT do not coordinate with one another and no oversight of contractors; increased trash is also an issue.

Architectural / Covenant Violations

* 4207 Saint Paul St – grounds unmaintained; going through foreclosure process.
* 4304 Saint Paul St – renovations incomplete (no downspouts, cornices); investment group filed for bankruptcy / tax sale; unknown schedule.
* 402 E 39th St – housing inspection completed/status? Kelly to correspond with Delegate Boyce.

**Committee Reports**

Parks (Margaret)

Dead tree removals initiative, including in Sunken Pk and York Cts; there will be replacements planted.

Ash borer treatments contracted.

Saint Paul St median – spring cleanup, replace missing plants; Saint Paul St and E Bishops Rd cleanup.

Sunken Pk – tree work, erosion problems exacerbated by snow sledding; suggest strategic plantings to slow erosion; drainage solution has worked.

Little Pk – need plantings to halt erosion.

Sherwood Gardens – irrigation system being installed; need drainage solution in areas, especially Bed #12; redefine bed configuration to marry with irrigation system; plant trees/shrubs along park borders.

Cicadas are due in April; plantings need to wait.

Tulip Dig will be held on May 29th – Sarah and Josh to help; kids to dig tulip bulbs for packaging/sale 2 weeks prior to dig; squirrels likely removed some bulbs.

Chancery Square – redesign of square commencing following resident input; contractor is Beechbrook Landscape Architecture – *addendum 3/4/21*

Security (Chris)

New Major Donald Diehl for Northern District, need to start relations.

In January, 2 cases of Toyota Prius catalytic converters stolen and package thief; overall, fairly quiet / safe!

Will ensure with Wolf Security that Greenmount Ave / York Cts (alley) are patrolled.

Guilford Reservoir (Cathy)

Landscaping to be completed; delay in plantings is OK due to approach of cicadas; Guilford traffic triangle needs to be restored, need to resurface roads.

Newsletter (Jeremy)

Upcoming issue will be robust; advertisers and ad revenue up / covers all costs.

2020 new residents will be highlighted in issue.

Events / Guilford Elementary School / York Rd (Kelly)

Tulip Dig a go!

In contact with schools interested in Guilford Elementary; City Planning meeting next week; School will be available starting in summer ’21.

Potential occupants – Baltimore Collegiate School for Boys, Waldorf style school, Calvert, Loyola U, JHU?

York Rd traffic study – just starting / survey to complete, make more pedestrian friendly from Cold Spring Ln to Northern Pkwy.

Vaughn Greene Crematorium – opposition from York Rd Partnership; GA has written letter / provided to elected officials and MDE.

Traffic (Carl)

Met with City DOT crew, reviewed Saint Paul St and E Bishops Rd area; will coordinate efforts with Odette.

**Board Vacancies (2)**

Tom finalizing invitation to become Board member; will notify residents that seat is available

No other business – Meeting concluded at 8:36 pm