**Guilford Association Board – June 2, 2021 Meeting Minutes**

Zoom Virtual Meeting

BOARD MEMBERS PRESENT (13): Tom Hobbs, Margaret Alton, Sarah Crowe, Cathy Boyne, Emily Brennan, Elizabeth Comer, Carl Coscia, Clarke Griffin, Jeremy Hoffman, Chris Lyon, Kelly Maher, Brandon McCullough, Bill Reinhoff

BOARD MEMBERS ABSENT (5): Josh Angulo-Bartlett, Tim Chriss, Lee Miller, Dawn Moore, Richard Yost

OTHER ATTENDEES: Craig Cole (Wolf Professional Security), Pat Gorman (Carrollton Condominiums), David Pontious (Councilman Conway’s office), Patrick Nolan (GA)

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

**Financials** (T Hobbs)

In good shape; time of year when income is at its highest; large operating expenses occur in summer through the fall.

Voluntary HOA Dues short of target; GSP fees received above target.

Annual maintenance fees nearly all paid.

A/R List indicates ~$37k in unpaid maintenance fees…12 properties make up majority of these fees; properties with unpaid maintenance fees had a lien placed against deed in April 2021.

3 properties in foreclosure – 406 Bretton, 4207 St Paul and 4304 St Paul.

**Board Members**

Need members to show up, participate and respond to emails/phone calls. Board etiquette needs to be followed.

**Guilford Issues** (T Hobbs)

Installation of Verizon 5G Network – Verizon to install only on gooseneck-type streetlights on arterial roads (N. Charles St, St. Paul St, Greenmount Ave, and W. Cold Spring Ln); however, noted beginning of install at 4206 Charlcote Rd. adjacent to St. Paul.

Verizon did not file required Section 106 review with MD Historical Trust; must specify exact locations for installs.

LED Streetlights – bulbs are ultra-bright, blue light; need lower Kelvin-rated bulbs, preferably with yellowish hue. Homeland has agreement with DOT to install centrally-located dimmer. GA in contact with DOT, who asked where we want to start / resume installs. David P. indicated he would follow up with DOT.

Board Vacancies and Succession Planning

Two vacancies; Board officers want in-person interviews, hence delay in filling vacancies. Vacancies to be filled in concert with Board elections in November. New Board members must commit time / energy to GA.

Need to plan for successor to Tom as President. Kelly M. suggested that Job Descriptions be drafted for all officer positions.

Guilford Elementary School – period opened in May 2021 for interest in vacant building. Kelly M. in contact with YRP’s Andy McNeely; Loyola U. and numerous others are interested in the property.

**Committee Reports and Updates**

Security Committee (Chris L.)

The last ~30 days (dating to late April) have seen uptick in crime, mainly automobile-related.

Daily review of BPD Northern District crime sheet; any crimes in Guilford are shared with the neighborhood.

Need better response, more observable activity from Wolf Security. Cathy B. and nearby neighbors had vehicles broken into, and slow/no response from Wolf.

Requests that Wolf provide more daily entries on their logsheet (e.g., location each hour).

Need patrols on eastern side of Guilford – York Courts, Greenmount Ave.

Craig Cole (Wolf Security)

New email address ([guilfordpatrol@wolfsecurityinc.com](mailto:guilfordpatrol@wolfsecurityinc.com)) specific to Guilford residents.

Two security cameras – good idea, but cameras picking up too much activity (e.g., vehicles) that may distract guards. Cameras may be able to pick up license plate numbers but increasing resolution lessens battery life. Craig suggests looking into solar powered charger.

Wolf has not established relationship with new BPD ND leadership. Board requests that Craig/Wolf establish relationship and have the new BPD Major or Captain attend September’s Board meeting.

Wolf can ask persons at unapproved gatherings in Sherwood Gardens to leave the park. Pat to provide weekly events list at SG to Craig.

Traffic Committee (Carl C.)

DOT has been contacted regarding traffic triangle at Northway/Millbrook Rd, which has been in the works for ~10 years. Carl provided DOT with historic photos vs. current condition. Board suggests Carl et al. meet onsite / in-person with DOT and keep Marc Conway’s office in the loop. Other meeting attendees: Councilman Conway, perhaps C. Boyne, T. Hobbs, Richard Y. Richard needs to be brought up to date and cc’d on all matters so he can represent the GA in Carl’s absence. Board does not want intersection paved over with asphalt. GA to maintain any plantings in the triangle.

Sidewalk issues – make a list of 5 to 10 sidewalks that need repair and provide to DOT. Pat to pull together list and share with Carl.

Truck ruts on Charlcote Place…need to follow up with DOT on plan to repair. Landscaper to move rocks from Chancery Sq. and place in locations where trucks are driving over grassy areas.

Cathy B. states that Herrera Construction (contractor at Reservoir) has done excellent concrete/sidewalk work using correct exposed aggregate mix.

Guilford Reservoir and Loyola University (Cathy B.)

Construction to be completed in August. Need to fix couple leaking vaults, pave the lane, and landscaping is nearly complete. City owes contractor for change orders, hence delays.

Suggests having ribbon-cutting ceremony when complete and writing article for Guilford Newsletter.

Loyola U. attempting to re-zone ‘parking triangle’ that they own near reservoir. GA did not support re-zoning as need to see ingress and egress plans for vehicles. Triangle is within Guilford historic district and subject to D&A. Loyola will need Section 106 review, as they are applying for permit. Cathy suggests Millbrook Rd be parking by permit only, as Loyola students use road too frequently.

York Road Partnership (Kelly M.)

Opposition to Vaughn Greene Crematorium – Kelly M. and Carol Rice to attend MD-sponsored call on June 3rd. Article in *The Sun* about the crematorium.

Traffic Study – identified dangerous intersections, north of Guilford along York Rd. Plan to provide improved public transit and install bumpouts. Next meeting is June 15th.

Events Committee (Kelly M.)

Family Day in September; Halloween event; Christmas/December holiday party to be planned.

Parks Committee (Margaret A.)

*Sherwood Gardens* – irrigation system install delayed due to shortage of materials. Spring showing at park was disappointing. Need to have water supply soon for newly planted beds and pollinator garden. Planting beds have been re-shaped and ready for plantings. Margaret met with representative from The Chimes, who are interested in weeding the park. Plan to spend ~$25k taking down dead trees in 2021; need to plan for re-planting trees.

*Little Park* – abundance of weeds; need plantings to cover bare ground; Beechfield to fertilize, aerate and seed.

*Chancery Square* – new design of square underway. Two evergreen trees removed, rocks to be moved and new border of Belgian block to be installed around border. Richard Y. communicating with residents in area.

*Gateway Park* – Soccer Shots and yoga classes ongoing at park.

*Sunken Park* – need to restore dirt on hillside.

Architectural Committee (T Hobbs)

Main directive in Deed & Agreement is to review all exterior alterations to homes. Very time-consuming process – 46 application reviews this year and all homes listed for sale (~40 this year) need to be inspected. Current homes for sale = avg. $871k and homes sold in 2021 = avg. $683k.

Many applications are very technical and require review by AC member with architectural background; need more Board members with architectural background. If unable to find other architects, may need to hire an outside architect for review and pass the review cost onto the applicant.

Greenmount Ave Construction (Brandon M.)

Per Councilwoman Ramos, construction to be completed in early June, then streetscaping begins.

TV Pilot Show Filming – filming on E Highfield, Wendover Rd/Greenway, St Martins, Scottish Rite building, using Second Presbyterian Church as staging area. Pat to contact Disney crew to get remaining shooting schedule for ‘The Spook Who Sat By The Door.’ Suggest writing up filming in Guilford Newsletter.

Newsletter (Jeremy H.)

Plan to issue Summer newsletter in July

No other business – Meeting concluded at 9:16 pm