**Guilford Association Annual Meeting – November 10, 2021 Meeting Minutes**

Zoom Virtual Webinar

BOARD MEMBERS PRESENT (13): Tom Hobbs, Margaret Alton, Josh Angulo-Bartlett, Emily Brennan, Tim Chriss, Elizabeth Comer, Sarah Crowe, Clarke Griffin, Jeremy Hoffman, Chris Lyon, Kelly Maher, Brandon McCullough, Richard Yost

BOARD MEMBERS ABSENT (5): Cathy Boyne (Doug Perry attended/presented for Cathy), Carl Coscia, Lee Miller, Dawn Moore, Bill Reinhoff

**President’s Welcome** (Tom H.)

Listing of GA Board of Managers

**Board of Managers Nominees / Slate** (Margaret A.)

Sarah Crowe and Jeremy Hoffman will have their terms extended for 4 years each

New Slate of Board Nominees – Kevin Creamer, Danielle Curry, Alan Garten, Jon Kucskar, Erika Nolan

Online Voting Poll – 53 approved the slate of nominees; 0 attendees disapproved

**2022 Budget Summary** (Tom H.)

Total Income = Total Expenses of $533,230

Guilford properties will have increased rates of $0.20 / 100 sq ft for mandatory fees as allowed in Deed & Agreement.

**Safety Committee** (Chris L.)

27 Incidents of Part I crime occurred during Nov 2020 to Nov 2021; most crime was property-related; Guilford had fewer incidents of crime than Homeland and Roland Park

New BPD-Northern District Commander is Major Jeffrey Shorter

Neighborhood participation in GSP has increased

Security Cameras Pilot Testing continues – two cameras deployed in Oct 2020; no documented actionable responses to date

**Traffic & Streets Committee** (Richard Y. and Patrick N.)

Traffic Triangle at intersection of Greenway/Northway/Millbrook Rd – DPW and DOT involved. Requested triangle for >10 years. Guilford will plant and maintain greenery in the triangle.

Sidewalk Replacements – List of broken up / damaged sidewalks submitted annually to DOT. Need to use Guilford exposed aggregate concrete standard.

No Parking Signs around Sherwood Gardens – BPD, DOT and Councilwoman Ramos involved. Streets (especially Stratford Rd) is two-way and cannot accommodate parking on both sides of road.

Verizon 5G Cell Installs – described look and locations of the cells. Currently installing cell at intersection of Charlcote Rd and Saint Paul St – requires extensive excavation work for each cell.

LED Streetlights – DOT has replaced some streetlamps with acceptable LED, lower intensity bulbs, but work is incomplete and sporadic. DOT has not kept track of what has been completed. GA volunteers walked entire neighborhood and documented incorrect/damaged bulbs; provided list to DOT. South of E 39th St. appears to be complete with correct LED bulbs.

**Parks Committee** (Margaret A.)

*Sherwood Gardens* – renovation ongoing, newly planted trees and bushes in Oct/Nov 2021. Park Guidelines have been revised for proposed events.

*Sunken Park* – hillside plantings completed in Fall 2021 to lessen erosion.

*Gateway Park* – continued maintenance, tree trimming.

*Little Park* – tree replacement and weed control efforts.

*Chancery Square* – complete re-landscaping and addition of Belgian block border.

N. Charles Street bumpouts and multiple traffic islands – maintain.

Verges – between sidewalk and roadway. Residents responsible for maintenance and care.

**Architectural Committee** (Tom H.)

Eight-member committee that reviews all proposed exterior changes to properties to ensure consistency with Architectural Guidelines.

Over 90 formal applications received in 2021.

Hundreds of thousands of dollars invested in improvements and upgrades; record number of property sales (60) – each required review for possible covenant violations.

Greenmount Avenue and York Courts Pattern Books, and 10-year effort to improve the 101 Greenmount Ave. properties and encourage investment.

**York Road / Greenmount Avenue Committee** (Brandon M. and Kelly M.)

Greenmount Ave. infrastructure upgrades / streetscape from E. 29th St. to E. 43rd St. – significant disturbances to homeowners.

York Courts water issues – now resolved but common grassy areas need to be restored by DPW.

Reuse of Guilford Elementary & Middle School – to be sold by the City; expression of interest period ended in July 2021; 2nd expression of interest period likely in Q1 2022.

Proposed Vaughn Greene crematorium – multi-neighborhood (including Guilford) formed in Dec 2020 to oppose the crematorium; 100 letters written and public opposition from Councilman Conway, Senator Washington and Delegate Macintosh. On Oct 19th, Zoning & Appeals Board approved conditional use pending negotiation of a Memo of Understanding between Vaughn Greene and its opponents. Suggested contacting politicians, media and engaging in York Road Partnership’s Core Group to continue opposition.

**Events Committee** (Kelly M.)

Held Sunday Music Events in Sherwood Gardens and Halloween Movie Night in Sunken Park.

Upcoming in 2021 – Holiday Scavenger Hunt

Proposed 2022 Events – Spring Egg Hunt, SG Tulip Dig, Music in the Park, Movie Nights, Family Day, Halloween Parade, Holiday Party

**Reservoir Committee** (Doug P. *for Cathy B.*)

Initially proposed in 2009 as draining the reservoir and storing water in aboveground tanks; GA and Loyola U. opposed this proposal. New plan was developed to bury the tanks and create a park setting.

Project construction has taken 5+ years at cost of ~$75 million. Project is 95% complete.

Community impacts include noise, dust, mud, and vibration damage; ongoing meetings with DPW to complete roadway repairs and fix drainage issues.

No other business – Webinar concluded at 8:45pm