**Guilford Association Board – January 12, 2022 Meeting Minutes**

Zoom Virtual Meeting

BOARD MEMBERS PRESENT (15): Tom Hobbs, Margaret Alton, Jon Kucskar, Sarah Crowe, Cathy Boyne, Emily Brennan, Elizabeth Comer, Kevin Creamer, Danielle Curry, Alan Garten, Clarke Griffin, Jeremy Hoffman, Kelly Maher, Erika Nolan, Richard Yost

BOARD MEMBERS ABSENT (3): Josh Angulo-Bartlett, Tim Chriss, Brandon McCullough

OTHER ATTENDEES: Patrick Nolan (GA)

**Welcome to new Board Members –** Kevin C., Danielle C., Alan G., Jon K., and Erika N.

**Motion to approve the Sept 2021 minutes –** All in favor

**Board Officer Elections –** Tom H. (President), Margaret A. (VP), Jon K. (Treasurer), and Sarah C. (Secretary); Tom seeking successor for President

**Committee Reports**

**Financial Committee (Tom H.)**

Reviewed December 2021 Cash P&L and Accrual P&L ledgers, AR, Restricted Cash and Balance Sheet. The Association is in a sound financial position with a prudent reserve. Jon K., as Treasurer and head of Finance Committee will be helpful during next budget prep and in evaluating investment strategies.

**Traffic Committee (Richard Y.)**

Richard taking lead after Carl C. moved abroad. Major issues are the traffic triangle at Millbrook/Northway/Greenway, No Parking signs around Sherwood Gardens, traffic calming, repairing sidewalks, installation of consistent street light bulbs north of E. 39th St. Pat to provide Richard with updated list of sidewalks.

Sidewalk discussion of City vs. private expense. If damaged sidewalk caused by City tree, then it is City responsibility to pay for repair.

Cathy B. provided excellent contractor (Herrera Construction) for sidewalks that was used at reservoir.

**Security Committee (Alan G.)**

Alan and Danielle are leading the committee with Chris L. moving out of Guilford. Off to a good start – held Zoom call with Wolf Professional Security (Brian Wolf & Craig Cole) on Jan 10th. Wants everyone to be perceptive – see something, say something. All residents need to be made more aware of Wolf’s contact number.

Will begin researching additional security options, including license plate readers (possible community grants), sharing home video with BPD, assigning block captains, installing surveillance signage. Committee wants to meet with Major J. Shorter (Northern District, BCPD) in near future. Internal FaceBook group would be useful to share info/updates in real time.

**Architectural Committee (Tom H.)**

Largest committee with 5 non-Board members including two architects. All exterior alterations are reviewed and approved/disapproved. Every home listed for sale needs to be reviewed by a Committee member. If covenant violations noted and not resolved, then file against property deed, and may lead to litigation.

**Parks Committee (Margaret A.)**

*Sherwood Gardens* – tree removals scheduled in Jan ’22. More tulip bulbs planted in Fall ’21. There will be 16 summer beds planted in ‘22, rather than the 8 planted in ‘21. The Annual Appeal contributions were up 100% from 2020! The Sherwood Gardens website has been updated with new information and more easily navigable.

*Sunken Park* – hillside plantings will slow erosion.

*Little Park* – new tree planting.

Committee maintains Tree Removal/New Tree Requests/Stump Removal spreadsheets and works with City Forestry arborists. Guilford planning to participate in the Tree Baltimore annual program, as a community-wide project. Tree Baltimore can provide trees for our street medians, park(s), and private residences. Committee is looking for additional volunteers!

**Newsletter Committee (Jeremy H.)**

Publishes three, 16 to 20-page newsletters / year. Same advertisers typically…we may try and grow list. Committee needs writers and ideas for articles! Home renovation articles have been particularly appealing. Suggest each Board member write an article or at least pitch an idea.

**Greenmount Ave/Yord Rd Corridor (Kelly M.)**

Kevin C. will likely be helping Kelly and Brandon with this Committee. Kelly very active in the York Rd Partnership, who helped oppose the Vaughn-Green Crematorium. Councilwoman Ramos attempting to remove rush hour parking restrictions from Greenmount Ave (Guilford agrees), but DOT is not in favor of.

**Community Engagement / Events Committee (Erika N. and Kelly M.)**

Ideas to provide more community engagement – New Resident Welcoming Committee (existed pre-Covid), virtual and in-person events, City government relations, newsletter/email communications, and social media (start with closed FaceBook group).

Benefits – more frequent e-communication will raise awareness of how to get involved in community, enhance Guilford’s reputation as welcoming and inclusive, continued increasing home values, lower crime, and name recognition.

**Reservoir Committee (Cathy B.)**

Upcoming meeting with DPW head Jason Mitchell. Standing water on the buried tanks is a designed engineering feature but not part of the plan reviewed and approved by the Association. Replacement trees will be planted in Spring ’22. City bidding maintenance contract, as City responsible to maintain the park; current bid was for only 12 mowings per year, which is unacceptable.

**Other Issues**

Development of Loyola Parking Triangle – landscape screening and ingress/egress routes to the parking lot have been adequately addressed by Loyola.

Disposition of Guilford Elementary School – located in Guilford / National Register Historic District and must abide by Deed & Agreement. Large capital expenditure required to remediate asbestos from the school. Second Expression of Intent period in Q1 or Q2 2022. City wants clarification of what ‘educational use’ entails. Loyola U. would likely be best option for Guilford, although their usage of the property is unclear. Suggest further involving Councilman Conway and having Tom H. and Tim C. meet with the City.

**Closing**

Any other suggestions for meeting days, or are Wednesdays OK? Most OK with Wednesdays, but may change in 2023.

Roland Park and Homeland meet monthly; this seems unnecessary. However, going forward, Committee heads will provide written email summary to Office Manager of progress made on assigned tasks.

No other business – Meeting concluded at 9:25 pm