**Guilford Association Board – September 22, 2022 Meeting Minutes**

Zoom Virtual Meeting

BOARD MEMBERS PRESENT (10): Margaret Alton, Emily Brennan, Elizabeth Comer, Danielle Curry, Alan Garten, Clarke Griffin, Jeremy Hoffman, Kelly Maher, Brandon McCullough, Erika Nolan

BOARD MEMBERS ABSENT (6): Cathy Boyne, Tim Chriss, Kevin Creamer, Sarah Crowe, Tom Hobbs, Jon Kucskar

OTHER ATTENDEES: Councilwoman Odette Ramos, David Pontious (from Councilman Conway’s office), Patrick Nolan (GA)

**Motion to approve the June 2022 minutes –** All in favor

**Introduction of City Council member and representative**

**Issues with City Departments (All with input from Odette R. and David P.)**

1. Guilford Elementary/Middle School Deposition. GA states site will remain for educational use only, per the Deed & Agreement. Property upkeep and destruction of pollinator garden are current issues. City DHCD hopeful that Midtown Academy is still interested in site. The structure is not usable due to needed asbestos abatement at a cost of $3 to $4MM. Any developer would need to pay for demo of the building.
2. MDOT Maryland Transit Administration requesting feedback by November 7th for new Regional Transit Plan between Towson and downtown Baltimore (<https://www.rtpcorridors.com/northsouth>). Seven (7) current alternatives including use of light rail, subway and rapid buses, with 5 of the alternatives using the York Rd/Greenmount Ave corridor. Two upcoming public meetings on Sept 22nd and Oct 3rd. York Ct residents oppose any underground construction.

In addition, there is an upcoming pilot program along York Rd during peak traffic hours where bus lanes will be painted thereby restricting vehicle traffic. Program may start as early as October. Need to send website link to residents seeking their input to Pat so the GA can respond by Nov. 7 deadline.

1. BGE / DOT / Utility Contractors. Temporary Asphalt Patches throughout Guilford after utility trenching. Send list of these patched locations to Odette. These patches are an ADA issue. Pat N. to take care of documenting incorrect streetlight bulbs by October. DOT indicated that contracts for sidewalk replacement for FY 2022 will not include Guilford. The next letting of contracts is in June 2023. Guilford has provided long lists of sidewalks to be repaired to DOT.
2. Traffic Triangle at Millbrook/Northway/Greenway. Delegate McIntosh procured funds for this project, however, a point of contact at DOT is yet to be determined. DOT’s Liam Davis has a meeting on Sept 28th where a POC will be determined. David P. states there is no risk of the funding being reallocated to another project.
3. York Road Resurfacing completed, however, now speeding has increased. New street markings are upcoming. Odette still fighting to remove peak hour parking restrictions, and requests a follow up letter from the GA in support. A speed sentry has been installed but it does not ticket and currently is not functioning. GA suggested installing a ticketing speed camera.
4. Guilford Reservoir. Regular mowing/maintenance of the former reservoir and pump house has occurred in recent months due to efforts of the GA and help from Conway’s office.
5. Underwood Rd area – Loyola Parking triangle and illegally parked tractor trailer. The GA and David P. continue to request ticketing and/or towing of the tractor trailer. Residents along Underwood Rd oppose Loyola’s plan to construct permanent surface parking lot, and have sent a letter to Loyola.

**Safety/Security Committee (Alan & Danielle)**

Working on Block/Area Captain initiative. Memo describing Block Capt. plan to be distributed to Board members for input. Margaret planning to meet with Brian Wolf and Committee in October to discuss issues with Wolf Security and lack of action/follow up.

Jeremy requests update on curtailing theft of catalytic converters. Thefts are certainly on City Council’s ‘radar’. Meeting on Oct 26th with BPD to discuss non-violent crimes.

**Finances (Margaret)**

Reviewed financial reports through August 2022. Revenue is slightly over budget and expenses are currently under budget. Board approves annual donation of $60k to Sherwood Gardens. The 2023 budget will be discussed at a meeting on Oct 10th. An increase ($0.20 / 100 sq ft of property) of the annual maintenance fee for 2023 was approved for Guilford properties. An increase ($5 / property) of the annual maintenance fee for 2023 was approved for York Ct properties; additionally, an assessment of $35 was approved per York Ct property. Increases are needed to keep up with inflation, rising labor costs and fuel costs.

**Nominating Committee (Margaret)**

Committee will consist of Margaret, Jeremy, Sarah, and Kelly. Josh Bartlett has resigned from the Board. There are 4 new Board Manager positions available. Margaret reiterated the requirements for a Manager and requested that those named have a complete application submitted to Pat. Treasurer Kucskar will give up the Treasurer position effective at the end of the year but remain on the Board.

**Architectural Committee (Margaret per Tom’s notes)**

Approximately 10 applications per month are reviewed. Listed properties require significant effort and time to review. Properties in active litigation – 30 Whitfield Rd (incorrect windows, proposed fence); 4304 Saint Paul St (failure to transfer deed, numerous violations especially due to improperly managed stormwater; and 400-402 E. 39th St (vacant, overgrown). 3722 Greenmount Ave property finally restored following extensive litigation. Architectural Guidelines under review.

**Community Engagement / Events Committee (Erika & Kelly)**

Approximately 225 members of Guilford-only FaceBook page; need to post more content. For Neighbor Day on Oct 1st, request Board members, Park volunteers, and Wolf Security attend. Still working on acquiring 1-day liquor license. New residents will be personally contacted; Erika to call. A series of emails and a gift will be provided to new residents. The Halloween event will include a movie screening. Holiday Party planning underway. The Events Committee will submit 2023 funding request for budgeting.

**Newsletter Committee (Jeremy)**

Very positive feedback from Summer newsletter, however, continued issues with USPS deliveries. Next newsletter planned for late Oct/early Nov release.

**Parks Committee (Margaret)**

Sherwood Gardens – summer flowers look great; 10k more tulip bulbs will be planted in Oct 2022 vs. 2021. Propose that residents are permitted to dig up summer plants in October, especially coleus plants. Requests that all Board members donate to SG.

Sunken Park – hillside restoration planned for October.

Saint Paul St median – annual plant replacement done.

City trees – monitor the City verges to have stumps removed and trees replaced.

**Other Remarks**

Johns Hopkins U. deployment of private security force town hall meetings on Sept 22nd, Sept 29th and Sept 30th.

N3 Publishing / *Stroll* Magazine – disclaimer indicating that not affiliated with the Guilford Association needs to be visible on anything published online or in print.

No other business – Meeting concluded at 8:30 pm