**Guilford Association Board – January 11, 2023 Meeting Minutes**

Zoom Virtual Meeting

BOARD MEMBERS PRESENT (17): Tom Hobbs, Margaret Alton, Rich Hunt, Cathy Boyne, Brian Bramhall, Emily Brennan, Elizabeth Comer, Kevin Creamer, Danielle Curry, Kevin Gaynor, Clarke Griffin, Chris Hardy, Jeremy Hoffman, Jon Kucskar, Kelly Maher, Erika Nolan, Hillary Williams

BOARD MEMBERS ABSENT (3): Tim Chriss, Sarah Crowe, Brandon McCullough

OTHER ATTENDEES: Patrick Nolan (GA)

**Motion to approve the September and November 2022 minutes –** All in favor

**Board Elections of Officers**

Tom Hobbs stepping down after 14 years as President. Margaret Alton elected President for the 2023 year. Other elected officers for 2023 are Jeremy Hoffman along with Tom as co-Vice Presidents. Rich Hunt elected as Treasurer and Sarah Crowe to remain Secretary.

Tom noted many improvements made during his tenure including a greatly improved fiscal position of the Association and funding of a prudent reserve resulting from a vast reduction of unpaid maintenance fees and use of the property lien process, development of detailed architectural standards and consistence enforcement, broadening Board representation, hiring of private security patrol to lower crime, and hiring of Association manager rather than using outside management company,

Discussion of:

President / Vice President succession plans need to be in-place as well as the question of term limits. A proposal will be put together for Board consideration.

**Finances (Rich)**

Reviewed financial reports through December 2022. Approx. $668k in cash and investments in GA account. 2022 budget ended with $11k surplus. Accounts Receivable down to $32k. Approx. 56% of residents pay for the security patrol. All accept the Dec 2022/end of year financial statement.

**Architectural Committee (Tom)**

Applications for Alteration and inspection of properties listed for sale continue to keep the Committee busy. The Architectural Guidelines are being updated through minor revisions. Architecture-wise, Greenmount Ave properties are being brought into Guilford standards per the Guidelines and Pattern Books. Several litigations underway that require an Association officer to testify in Circuit Court. Legal expenses exceeded budget in 2022, largely due to the ongoing 4304 Saint Paul St. squatter situation.

**Legal (Tom)**

Need to start planning for the Guilford Deed & Agreement renewal or an amendment to address the perpetuity. Tim has initially reviewed what is required. Committee to discuss whether D&A should parallel the terms of the Homeland D&A or continue to have to renew the D&A every 20 years.

**Loyola University/NBNC Liaison (Cathy)**

Loyola currently proposing to construct parking lot with solar panels above each parking space on the Cold Spring Lane triangle…Guilford will not allow solar panels. Loyola has failed to provide the detailed plans to the Association for Architectural Committee review. Triangular lot is currently zoned as residential; Guilford filed a complaint that lot is not being used as residential space and is a zoning violation. Tom and Cathy met with concerned Underwood Rd residents from Guilford and Kernewood in late 2022.

Student parking along Millbrook Rd is out of control. Some restricted parking signage has been taken down or incorrectly located by the reservoir contractors. More restricted parking signage is needed.

**Newsletter Committee (Jeremy)**

3 to 4 newsletters written per year. Advertising rates will be increased…currently $150 for ¼-page and $300 for ½-page. Articles about home renovations are most popular. Kelli C. (remote Association staff) writes a couple articles for each newsletter and solicits advertisers.

**Parks Committee (Margaret)**

Beechfield Landscaping contract renewed to perform Guilford landscaping and maintenance.

Sherwood Gardens – trees are being planted to replace removed trees. New Master Plan developed that includes shrubs and additional trees.

Gateway Park – need to replenish trees that have been lost.

City trees – Margaret and Pat have met onsite with City Forestry (Dan Coy and Sam Seo) and Baltimore Tree Trust (Gabriela) to procure trees for tree lawn. Tree Trust acts as tree supplier for the City. Jeremy to update maps showing locations of dead trees, tree stumps and where new trees are required. Compare Jeremy’s map with extensive 311 ticket list to determine what has been completed by City.

E. Bishops Rd / Saint Paul St triangle – Anne Barone working with Cathedral, volunteers and the City to cleanup overgrowth of triangular plot.

Linkwood Rd / little Warrenton Rd – working to cleanup hillside sloping down to Linkwood Rd. Margaret and Pat to meet onsite on Jan 12th. City-owned (due to tax liens) plot of land west of Whitfield Rd properties needs to be cleaned up to avoid damage from trees falling.

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

Committee met on Jan 3rd. Survey sent to residents on Jan 11th…>200 responses received in first 24 hours. Propose holding meeting with residents to review survey results. Need to rejuvenate relationship with BPD-Northern District…Kevin G. and Brian setting up meeting with Major Johnson. Memo sent to Wolf Security on Jan 10th listing resident concerns and shortcomings; meeting to be held with Wolf later in January. Committee to meet with Homeland’s Security Committee in January to compare notes.

**Social Committee (Erika, Kelly, Hillary & Danielle)**

Summary of 2022 Holiday Party - >140 attendees, >$5k in donations to Sherwood Gardens. Committee met on Jan 8th. Plan to ramp up events. Day chairs are needed to oversee events. Committee will hold more frequent meetings than previous years.

**Streets/Traffic Committee (Kevin C, Brian & Chris)**

Sidewalks – issues with lack of or incorrect sidewalk repairs discussed with Mayor’s team at the Annual Meeting…very little follow up since. Lists of sidewalks to be repaired are on the FY23 City agenda.

Traffic Triangle at Northway/Greenway – project funded and proceeding. DOT’s Liam Davis to provide update later this week and preliminary designs to be shared with Guilford by the end of January.

Stratford Rd/N Charles St median – plan to change concrete median into green / planted median. Winthrop House is on board. Councilwoman Ramos suggested that Guilford enter into a developer’s agreement with the City to expedite request.

**York Rd / Greenmount Ave Corridor (Kelly)**

Greenmount Ave – Councilwoman Ramos still fighting to remove parking restrictions. Documented all graffiti along west side of Greenmount/York from E Old Cold Spring Ln south to E 39th St, and submitted 311 tickets for each.

Guilford Elementary – Mayor’s office & Dept. of Housing have agreed to a meeting on Jan 19th

**New Business / General Discussion**

Post-mortem of 2022 Annual Meeting:

* Security was a hot button topic but not well presented due in part to Mayor Scott and BPD Commissioner Harrison taking over majority of meeting time.
* Meeting should be more professional – add a second microphone, proper introduction of Board members. Hold practice session prior to meeting.

Discussion of inviting residents to Board of Managers meetings. Allow ~30 minutes at end of meetings for resident Q&A. The Guilford Minute can advise the community that Minutes are available on our website as are the dates of all Board meetings.

Update GA website with newly assigned Board members to Committees and meeting dates/times/locations. March 2023 meeting to held in-person; likely in Smith Hall. Discussion of whether to hold semi-annual meeting in summertime…two semi-annual meetings rather than one all-encompassing annual meeting?

**No other business – Meeting concluded at 8:51 pm**