

## **Guilford Association Board – March 8, 2023 Meeting Minutes**

Hybrid Meeting

BOARD MEMBERS PRESENT (15): Margaret Alton, Tom Hobbs, Jeremy Hoffman, Rich Hunt, Brian Bramhall, Emily Brennan, Elizabeth Comer, Kevin Creamer, Danielle Curry, Clarke Griffin, Chris Hardy, Jon Kucskar, Kelly Maher, Brandon McCullough, Hillary Williams

BOARD MEMBERS ABSENT (5): Cathy Boyne, Tim Chriss, Sarah Crowe, Kevin Gaynor, Erika Nolan

OTHER ATTENDEES: Patrick Nolan (GA)

**Motion to approve the January 2023 minutes – All in favor**

### **Board Governing Policies and Procedures Discussion**

Need to keep institutional knowledge on the Board and perform year-round recruiting for active Board members. Nominating Committee to be empowered to determine succession planning. Discussed keeping one member of the Executive Committee (EC) on the Nominating Committee. Board members to provide feedback regarding elections and EC term limits.

### **Finances (Rich)**

Reviewed financial reports through February 2023. Approx. \$525k in income and \$60k in expenses to date. 25 properties have not yet paid annual maintenance fees; all have been issued Lien Notices.

### **Loyola University/NBNC Liaison (Tom)**

Loyola continues to use the triangular parcel north of former reservoir for parking. In the city/contractor's MOU with Loyola and Guilford, following reservoir redevelopment, the parcel was supposed to return to its original condition as green space. Loyola, however, for over two years continues to use the lot for parking in an unapproved condition.

The NBNC, of which Guilford is a member, approximately four years ago, endorsed a revised conceptual master plan for the Loyola campus that envisioned use of the triangle for parking. However, the Guilford Association required review and approval of the development plan and landscape screening by the Architectural Committee (AC) and Board of the parking use. For over two years Guilford has requested the plans for traffic circulation and landscape screening from Loyola. The parking lot currently violates the residential zoning designation in which it is located. In addition, the parcel is included in the National Register Historic District. The Architectural Committee and impacted nearby property owners rejected Loyola's initial plan provided several weeks ago. Loyola provided a revised landscaping plan on March 5th. It will be reviewed by the AC with a recommendation to the EC which will include the Loyola requested zoning change. Councilman Conway has requested Guilford's position before taking action on the zoning change.

### **Legal (Tom)**

The Deed & Agreement currently needs to be renewed every 20 years. The Legal Committee is considering a possible amendment to the D&A which would provide for the D&A to be in perpetuity with an opportunity for amendment every 20 years on vote of property owners. This would be consistent with the terms of the Homeland D&A. The provisions for amending HOA organizational documents recently included in the State's HOA act also are being evaluated with the advice of Gordon Feinblatt.

### **Architectural Committee (Tom)**

4304 St Paul St – squatter to be evicted by Sheriff's Dept. on March 28. Suing Peer Street (asset manager for Wilmington Trust) for neglect of property.

4101 St Paul St – property foreclosed and now owned by Bank of NY Mellon. Gordon Feinblatt LLC tracking down asset manager at Bank of NY.

15 applications for alteration received in Feb/March. 4105 Underwood requesting improvements around swimming pool but needs to screen the site by landscaping and properly maintain its property borders.

Covenant Violation notices have been sent to properties on Southway and 3500 – 3600 blocks of Greenmount Ave. Deed recordings will follow if no response from owners. Several recent property sales along Greenmount Ave have sold at 2 to 3 times previous property values due to architectural improvements.

400-402 E. 39<sup>th</sup> St – entered into legal agreement with property administrator to make improvements to dilapidated properties.

4410 Bedford Pl – litigation continuing into 8<sup>th</sup> year. 3<sup>rd</sup> Order of Contempt filed with hearing on March 30<sup>th</sup>.

3904 Greenmount Ave – property abandoned. Guilford has been paying for property maintenance since 2021-2022 and liening property for incurred costs.

### **Safety/Security Committee (Brian)**

Met with Wolf Professional Security on Feb 22<sup>nd</sup> to discuss issues and needed improvements such as following up with residents when there are incidents and responding to voicemails left on officer's cell phone. Officer Little has replaced Officer Cubera. Officers were directed to exit the vehicle and walk through the neighborhood and meet/talk with residents. Officers requested to attend Guilford events. Wolf employing omnipresent strategy and changing up patrol hours.

### **Social Committee (Kelly)**

Met on March 5<sup>th</sup>. Planning underway for April 1<sup>st</sup> Egg Hunt and April 14<sup>th</sup> Bloom Party (rain date April 15<sup>th</sup>), both at Sherwood Gardens. Food trucks including Jimmy's Famous Seafood and Kona Ice to attend the Bloom Party. Danielle contacting musicians for events.

Tulip Dig needs volunteers especially to dig, sort, dry and bag tulip bulbs. Suggest advertising the event with flyers at local businesses.

### **Newsletter Committee (Jeremy)**

Next issuance scheduled for end of March. Articles to include York Road Improvement District, upcoming events and security survey results. Advertising rates have been increased.

### **Streets/Traffic Committee (Kevin C)**

Sidewalks – recent POC from Councilwoman Ramos has been helpful in repairing sidewalks on Juniper and St Martins. 311 tickets are still required. Lists of sidewalks to be repaired are on the FY23 City agenda.

Traffic Triangle at Northway/Greenway – met with DOT on Feb 13<sup>th</sup> to review conceptual plans. Selected Alternative 2 that includes a segmented island that maintains current east-west traffic movement and does not impact existing drainage structures.

Water Main Replacements along Kemble and Lambeth Rds – met with DPW on Feb 28<sup>th</sup>. DPW contact Josh Ford has provided his contact details to affected residents. Project to take 4 to 6 weeks, starting in April. There will be 1-2 water shutoffs during the project. DPW recommends residents sign up with HomeServe USA.

### **York Rd / Greenmount Ave Corridor (Kelly & Brandon)**

York Road Improvement District – recently adopted initiative for York Rd businesses from Northern Pkwy to E. 43<sup>rd</sup> St. Approx. \$400k to be raised from the businesses to maintain/improve the area.

Committee to engage more with Waverly community. Need more representation from York Ct/Greenmount Ave residents.

Guilford Elementary – met with City and Mid-Town Academy representatives on Jan 19<sup>th</sup>. Loyola U. may still be interested in site, too. Property maintenance conducted including removal of blue drums and torn fence fabric.

York Courts – contacted DPW and Councilwoman Ramos about completing restoration of York Ct #3 green space.

### **Parks Committee (Margaret)**

Sherwood Gardens – 8 trees to be planted by landscapers in Spring. Baltimore Tree Trust to plant 3-4 trees in City verge.

Gateway Park – approx. 22 trees to be planted in 2023.

### **New Business / General Discussion**

Meeting with Baltimore Film Office scheduled for March 21<sup>st</sup>

**No other business – Meeting concluded at 8:55 pm**