**Guilford Association Board – June 7, 2023 Meeting Minutes**

BOARD MEMBERS PRESENT (15): Margaret Alton, Tom Hobbs, Jeremy Hoffman, Richard Hunt (remote), Cathy Boyne, Brian Bramhall, Emily Brennan, Kevin Creamer, Kevin Gaynor, Clarke Griffin, Jon Kucskar, Kelly Maher, Brandon McCullough, Erika Nolan, Hillary Williams

BOARD MEMBERS ABSENT (4): Tim Chriss, Elizabeth Comer, Danielle Curry, Chris Hardy

OTHER ATTENDEES: Patrick Nolan (GA), Chaquetta Wallace (City DOT)

**Meeting Called to Order at 7:00pm**

**Presentation of Guilford prints to Tom Hobbs in appreciation of his decades of dedicated service to the Guilford community**

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

**Finances (Rich)**

Reviewed financial reports through May 2023. Approx. $1,045k in cash and investments, and $22k in outstanding liabilities. Collected revenue of $540k and $175k in expenditures. All but $2k of annual billings have been collected to date.

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

Loyola plans to use Loyola-owned triangular parcel for a parking lot. Loyola attempting to change zoning from R-1C to EC-2, which would permit that use. Parcel was used by construction crews during work on the former Guilford reservoir.

Triangle is located in Kernewood but also in the Guilford National Register Historic District. Any public or govt. funds would necessitate a Section 106 of the Natl. Historic Preservation Act review. The triangle is elevated on a knoll above the surrounding roads. Tom presented a slide show with photos and maps.

The NBNC (North Baltimore Neighborhood Coalition) as part of the review of Loyola’s 10-Year Master Plan four years ago approved the conceptual plan for parking on the triangle site. The Guilford Association (GA) agreed to support a parking proposal only after the Guilford Architectural Committee (AC) reviewed and accepted a development plan. For over two years Guilford requested that Loyola provide a development proposal. In Dec 2022, GA called in a 311 ticket for improper usage of triangle in the ‘R’ residential zone, and City is still investigating/has yet to issue a violation to Loyola. Loyola also suggested installing solar panels on the site, but then removed this from consideration. Loyola submitted a Development Plan to GA in Feb 2023. GA requires that property be screened from view of residents and that there is no ingress/egress to Underwood Rd. Plantings specified in Plan were mainly low-growing (ineffectual) grasses. Second Development Plan submitted in late Feb/early March 2023. GA’s AC thoroughly reviewed the Plan and provided recommendations to the GA Executive Committee, as issues with the Plan remained. GA noted that an EC-2 zoning change could allow Loyola to build a multi-story garage, which is unacceptable. Plantings in the 2nd Development Plan were 90% deciduous, which would not screen the parcel during the majority of the year.

GA and Kernewood are proposing an agreement with Loyola that specifies appropriate plantings for screening, no vehicular ingress/egress to Underwood Rd, all future changes be reviewed by Guilford and Kernewood, only surface parking be permitted, drainage issues are addressed, no construction of solar panels, and, overall, must respect the surrounding residential areas. Loyola has not provided a timeframe to construct the proposed parking lot. An interim landscape design plan will not be agreed to. A motion was passed approving the Agreement terms and the pursuit of negotiation of the Guilford/Kernewood Agreement with Loyola.

**Succession Planning (Jeremy)**

Having received no Manager response to the draft GA Governing Policies and Procedures (GPP) or the request for a Secretary to replace Sarah Crowe, Jeremy proposed to impanel a nominating committee composed of himself and Kelly Maher. Emily Brennan was added at the meeting. The nominating committee will follow the GPP as much as possible, but is limited by the short tenure of half the Board. It was agreed the Committee would get to work immediately with development of a succession plan and recruitment of new Managers/committee members. GPP/succession status will be on the next Board agenda. Managers requested position descriptions for all Officer positions. Nominating committee and Committee Chair position descriptions are in the GPP.

**Streets/Traffic Committee (Kevin C with Ms. Wallace)**

We had a surprise visit by Ms. Wallace, DOT. Kevin/Pat advised that lists of sidewalks to be repaired along with 311 tickets have been provided annually to DOT-TEC for at least the past 3 years. DOT-TEC is typically unresponsive. Ms. Wallace stated that the current wait for sidewalk repairs is 7 to 9 years! Two specific areas were conveyed to Ms. Wallace – 1 Warrenton Rd and alley behind 12 York Ct for her follow up.

Traffic Triangle at Northway/Greenway – City advised that is currently assigned to City design staff.

Water Main Replacements along Kemble and Lambeth Rds – Project to take 4 to 6 weeks, started in late May. There will be 1-2 water shutoffs during the project. DPW Project Mgr. has been very communicative. Ms. Wallace suggests calling out Project Mgr. to site if there are any issues, especially with site restoration.

Charlcote Place utility work – asphalt piles in roadway? Kevin C to follow up with City.

**Park Responsibility and Use (Executive Committee)**

Tom described the genesis of Stratford Green (SG) as a 501(c)3 in 1966. That the properties

comprising SG were bought directly by residents, not the Guilford Association. That the

endowment of $638 is from donations. The only funding from the GA is the annual donation.

The SG By-Laws state that the purpose is to own, maintain and manage SG as a community park

and garden available to the public for use, enjoyment and botanical education. Further as SG is

privately owned organizations and organized activities must have permission from the

Managing Office for the Park’s use including its representation in images.

Because of a growing number of incidents of SG misuse by the public it is necessary to develop

new rules of engagement. This is a most difficult task.

At the June 5th SG Trustee meeting developing unambiguous rules of use was the main topic. Recognizing the difficulty of developing rules, communicating them to all audiences and enforcing them will be an evolving process. The starting topics were: need for GA input, education (a private, not public botanical park), signage, commercial use (prohibited), only Wolf to enforce rules.

A lively discussion of the above, GA/SG history, SG fundraising and by whom, use and payment

of Wolf, inclusivity, publicity, social media, etc. ensued.

It was agreed to set up a joint meeting of GA and SG to continue work on the issue.

**Safety/Security Committee (Brian)**

Brian drafted an offer to residents that are currently not GSP members to sign up for a half year at half the full-year price.

**Social Committee (Hillary)**

Hillary reminded everyone of the request for Book Club members. Link provided in the *Guilford Minute* was broken.

**No other business – Meeting concluded at 9:48 pm**