**Guilford Association Board – September 20, 2023, Meeting Minutes**

BOARD MEMBERS PRESENT (12): Margaret Alton, Tom Hobbs, Jeremy Hoffman, Richard Hunt, Cathy Boyne, Emily Brennan, Kevin Creamer, Clarke Griffin, Kelly Maher, Erika Nolan, Hillary Williams, Danielle Curry

BOARD MEMBERS ABSENT (6): Tim Chriss, Elizabeth Comer, Chris Hardy, Brain Bramhall, Kevin Gaynor, Brandon McCullough

OTHER ATTENDEES: Patrick Nolan (GA), Officer McBride (and staff)

**Meeting Called to Order at 7:00pm with quorum being met.**

**Presentation by Officer McBride Baltimore Police Department**

Officer McBride presented crime statistics compared to the previous period. Other than property crimes, which were up 50%, most crime statistics were similar to the previous period.

**Finances (Rich)**

Reviewed financial reports through August 2023. Approx. $948k in cash and investments. Revenues were $555k and expenses were $302K. All but $1,583 of 2023 association mandatory fees have been collected.

**Motion to increase Maintenance Fee (Margaret)**

A motion was made and approved to increase the annual maintenance fee by 20 cents per 100 sq ft of property (York Courts by $5 per property)

**Deed and Agreement (Tom)**

A motion was made and approved to extend the Guilford Association Deed and Agreement.

Tom presented an update on the new MD requirements for periodic approval of the D&A. The extension approval is required by 2029 and will be a major multiyear endeavor. Tom recommended the Association hire an outside firm, Fells Group, that specializes in petition approvals. More work will be done on terms. Managers are to submit their suggestions by October 3, 2023.

**Loyola Triangle (Tom)**

The revised/amended development plan was satisfactory to Guilford, except for 1. The proposed exit from the parking area onto Cold Spring Lane, which would permit those leaving the parking lot to proceed down Greenway and avoid the Charles Street intersection 2. The level of lighting in the parking area and what hours it would be lit.

Councilman Conway has put on hold the proposed Loyola EC-2 zoning change and now supports conditional use of the triangle. Loyola is yet to prepare the application. We await the consultation process in the 10-year plan to occur.

**Governance: Guidelines (Margaret)**

Aspirational guidelines were discussed, and further work would be done by the Nominating committee. A suggestion to have monthly Board meetings to be on the next Board agenda.

**Governance: Manager Workload (Margaret)**

It was recommended that an Ad Hoc Committee be created to investigate Manager Workload/Staffing. Managers to email Margaret if they are interested in joining that committee.

**Nominating Committee (Jeremy)**

* + Jeremy offers that the philosophy of the Nominating Committee (ad hoc at the beginning of October) needs to change; This should be a yearlong, constant effort with a priority under consistent recruiting; As it stands, there is far more responsibility on the Nominating Committee (NC) than ever before.
  + NC needs to be looking out for the future of the Board of Managers with a long-term plan, and looking out for issues that have afflicted the Executive Committee in the past (e.g., Tom serving well past time).
  + Intent to send out email with request for nominations to the board w/October 6th deadline.
  + Jeremy has spoken with several Board Members about the current status of their position on the Board.
  + We have some work to do to make sure that the neighborhood is represented geographically.
  + Slate will be presented at the November 8th meeting.
  + Meet-and-Greet for Committees to be held soon; this was lacking in the past and we'll be using it to bolster the committee attendees.
  + Emily offered that we are looking to build from the "bottom up" for a wider base of volunteers.

**Guilford Elementary School (Kelly)**

No major updates on the transitioning of the school. The “Guilford Elementary Committee” was established at Kelly’s request which she will Chair.

**York / Greenmount (Kevin)**

York Road Partnership meeting on October 4th

Looking to shift from a volunteer to a permanent-staffed structure.

Asked Guilford Board to attend, Kevin will attend.

**Safety (Margaret)**

* + Emails have gone out about the various meetings with the Northern District Baltimore Police Department
  + A September 15th meeting was held with Chief Chung of Juvenile Justice, her Deputy, Officer Olivo (BPD), Craig Cole (Wolf), and the Safety Committee to develop a plan to address the rash of juvenile crime in Guilford. Juvenile Justice and ND BPD are invited to the Nov. 8th Annual Meeting to make a presentation.
  + New members of the Safety Committee are Kevin C and Beth Nguyen. Brandon McCullough has agreed to consult.

**Legal (Tom)**

4304 St Paul, previously occupied by squatters, has been SOLD to RHS (investment group). Legal costs will be over budget due to legal engagement against a series of individuals and organizations.

**Social Committee (Kelly)**

There was a Great Neighbor Day turn out. Regular monthly meetings occur with roughly 10 to 15 regulars, in addition to an email list of up to 70 volunteers. Movie Night for Adults on Friday, September 29th at 7pm; Annual Holiday Party is scheduled for December 3rd, at the home of Sharon Smith. Price will be $125 per person. Tables can be purchased at The Spring “Bizarre” or “Yard Sale” along Stratford Green. Book Club will be on September 28th.

**Architecture (Tom)**

With 76 applications so far this year, Tom advised we need to hire an architect to support the committee going forward at a cost of $125/hour or more

**Newsletter (Jeremy)**

The latest newsletter went out at the end of September. The advertising rates were increased this year while maintaining the same number of advertisers.

**Streets/Traffic (Kevin)**

It was confirmed with Councilman Conway there is a 7-year waiting list to repair sidewalks. Traffic Triangle - DOT is in the process of hiring a consultant to move forward with the plan provided by DOT and agreed to by GA earlier.

**Parks (Margaret)**

Stratford Green is working on the rules and signage updates for use of the space, meeting in roughly a week. Professional input to produce signs and language that is visually appealing.

The next Board Meeting was set for Oct 17th with a Oct 25th Orioles backup date.

**No other business – Meeting concluded at 9:42 pm**