

Guilford Association Board – October 25, 2023, Meeting Minutes

BOARD MEMBERS PRESENT (14): Margaret Alton, Tom Hobbs (zoom), Jeremy Hoffman, Richard Hunt, Cathy Boyne, Brian Bramhall, Emily Brennan, Elizabeth Comer, Tim Chriss (zoom), Danielle Curry, Clarke Griffin, Kelly Maher, Erika Nolan, Hillary Williams (zoom),

BOARD MEMBERS ABSENT (3): Kevin Creamer, Kevin Gaynor, Brandon McCullough

OTHER ATTENDEES: Patrick Nolan (GA), Elizabeth Nguyen (GA)

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

Motion to approve the September 20, 2023, Minutes.

A motion to approve the minutes was made by Clarke Griffin and seconded by Cathy Boyne. Motion passed.

Finances (Rich)

Rich Hunt presented the 2024 annual budget for \$591,296 for Board approval. A motion to approve the budget as presented was made by Elizabeth Comer and seconded by Danielle Curry. Motion passed.

Transition (Margaret)

Margaret Alton, President, informed the Managers that she was resigning effective December 31, 2023. Margaret's replacement and other Officers need to be identified to facilitate a transition and the hand off of relationships, knowledge and tasks.

Brian Bramhall volunteered to be added to the Parks Committee, with the resignation of Margaret.

Brian Bramhall was named Chair of the Safety Committee.

Erika Nolan offered to assist the Nominating Committee/Transition team.

Annual Meeting Planning (scheduled for November 8th at Smith Hall)

All annual meeting committee presentations are due to Pat Nolan by October 31. Pat will consolidate them into a single deck.

The annual meeting rehearsal will be on November 7th, at Smith Hall.

Hillary Williams was appointed to MC the meeting and present housekeeping, meeting etiquette, and preamble (introduction).

Attendees will register at the entrance door. Only residents who have paid the \$50 HOA dues may vote.

There are two motions for approval at the Annual Meeting:

1. Approval or Review of the Annual 2024 Budget.
2. Approval of the proposed BOM slate.

Councilwoman Odette Ramos was invited to the meeting and will be given approximately 5 minutes after Committee reports.

Deed and Agreement (Tom)

The Board has recommended we solicit the help of an outside firm to aid in the solicitation of the resident signatures needed to approve the Guilford Deed and Agreement. The Deed and Agreement must be approved every 20 years. The approval date is 2029. The Fells Group, is being vetted. Emily Brennan and Danielle Curry have volunteered to solicit other proposals. Meanwhile Tim Chriss will start massaging the Fells proposal. Cathy Boyne volunteered to assist.

Monthly Meeting Proposal (Jeremy)

The Managers agreed to change the frequency of BOM meetings from 4 to 7 plus one annual meeting in November. The proposed meeting schedule dates will be submitted shortly by Jeremy.

New Resident Welcome Kit (Erika)

A new resident welcome kit is in the works to possibly include a folder, welcome from the President, a cheat sheet of helpful items, links to guidelines, and a welcome call to the new residents from the Association Manager.

Stroll Magazine Messaging (Kelly)

There's a lack of clarity for residents on what the GA does vs. *Stroll*. Stroll gets new resident addresses at closing and sends the magazine before the GA has sent any welcome material. We now will send a Welcome letter by email immediately after closing and are developing a welcome program that will mirror that of Stroll but be better. There will also be several communications advising of the difference between Stroll and the GA.

Meeting adjourned at 9:42 PM