

# Guilford Board Meeting – January 10, 2024

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**Present:** Solomon Abiola, John Bolton, Cathy Boyne, Brian Bramhall, Emily Brennan, Tim Chriss, Kevin Creamer, Tom Hobbs, Jeremy Hoffman, Bill King, Kelly Maher, Erika Nolan, Hillary Williams, Patrick Nolan (GA)

**Not Present:** Danielle Curry, Rich Hunt, Brandon McCullough

## **Introduction of all Board members**

### **Meeting Call to Order (Jeremy) at 7:03pm**

- Previous meeting minutes from October 2023 unanimously approved

### **Executive Committee Slate (Jeremy)**

- Emily to be President for at least one year
- Tom and Jeremy to remain as VPs; Rich to remain as Treasurer
- Hillary to be Secretary

### **Nominating Committee (Jeremy)**

- Formerly just an ad hoc committee to handle the Executive Committee slate and incoming Managers.
- Committee to guide residents to move through the ranks from Committee member, to Chairperson to Executive Committee
- From the bylaws, only one member from the E.C. may be on the Nominating Committee. Emily agreed to step aside. Erika and Bill K. will join the Nominating Committee.
- An overwhelming number of people who applied to the Board were new to the neighborhood, which is incredibly positive. Many were interested in the social committee. We will be reaching out directly to those that are interested in specific committees to work on those committees first before committing to the Board.
- The Board had entertained the idea of a Committee Meet-N-Greet event and offered that this should perhaps be a first order of business.

### **Financials / Treasurer's Report (Cathy)**

- Annual invoices went out in December.
- Most paid before December 31st and we are tracking to 80% paid by the end of January.
- Small group of residents who have not paid regularly. Cathy will work to figure out a plan to collect the monies owed.
- Financials for Guilford for year-end were on budget for the most part. Expenses for legal and parks were negative variances. Positive variances in Guilford security fees and snow removal.
- Need to spend time discussing ways to build in constructs for social events to handle it relative to our cash flow. Meeting will be setup to discuss.

## Committee Reports

### *Architectural Committee (Tom)*

- Still very active with over 100 applications a year
- This last month included 6 applications, unfortunately most have issues.
  - 4304 St Paul – current owner has been informed of the covenant violations and he noted that there may be a penalty of \$50/day for non-compliance. Owner stated that they intend to put the property up for sale in January in spite of the violations not being taken care of. Owner recently submitted applications to the Committee for review in January.
- Loyola Triangle - We have come to an agreement on the design. Guilford proposed that Loyola keep RC-1 zoning, but file with BMZA for a conditional usage. Loyola has not yet submitted the re-zoning proposal due to the fact that it's three parcels that need to be consolidated into one. Loyola is still waiting on the Letter of Support from Kernewood.
- Former resident Anthony Gill has been hired as an architect / expert.

### *Safety Committee (Brian)*

- Wolf has been primarily focused on Juniper Rd area. We have contacted BPD-Northern District and Wolf to better patrol this area.
- We will further be working with Sgt. Olivo to set up quarterly plans to attend Committee meetings.
- Looking to set up a Juvenile Justice personnel online PowerPoint and perhaps another Northern District Meeting.
- ~56% of homes contribute to the security fund.
- Additional lighting and type of lighting will be discussed further.

### *Social Committee (Kelly)*

- Holiday Party was a success. Over 125 people in attendance. Collected over \$15k in ticket sales and ~\$3k in sales for the raffle baskets. Netted \$8,600 for SG.
- Conversations ongoing with Stratford Green on how to better support the fundraising events. A member of SG Trustees should be dedicated to fundraising.
- This year we are looking to sell GA merchandise.
- Events for 2024 will be similar to the cadence of last year.
- Larger Committee kick-off meeting will be in February where we will formalize the calendar, assign day chairs, and work with Stratford Green.
- Looking for assistance on the Welcome Package(s). Existing template, but want to make it more robust. Idea to have a phone call to new residents and a couple of outreach emails. Also discussed a physical welcome packet eventually perhaps with a gift. We have the folders, just want to finalize and formalize this.
- Perhaps consider a Quarterly New Resident meeting.
- We should continue to foster relationships with the local businesses we worked with for the holiday party.
- GA website should be updated.
- Stratford Green has requested a proposed calendar for use of the Park. Stratford Green reserves the right to reject a requested use of the park.

### *Legal (Jeremy)*

- 305 Southway Litigation - ongoing. Guilford has filed claims based on covenant violations. Owner has filed counter claims. Attempted mediation. Trial is set for February 7th.
- Deed & Agreement (Emily) - Originally put into force in 1913, renewed in 1950 and done every 20 years. The next time for renewal will be 2030. MD code now requires signatures from 60% of lot owner signatures, including all owners on the deed. Fells Group has provided a proposal to obtain those signatures.
  - Also have spoken with K.O. Public Affairs and Firehouse Strategies
  - Will report back next meeting with a more firm proposal.
- Suggested collecting signatures at polling places during a presidential election year (i.e., 2024); we can get signatures as early as we need to.
- Committee will be meeting later this month to discuss our legal counsel status. Gordon Feinblatt LLC can no longer provide the existing rate of 55% of the normal billable rate.

### *Parks (Emily)*

- Nothing to report right now as getting up to speed.
- Will be adding folks to the committee.
- Little Park encroachment has been handled and granite survey markers have been placed.

### *Traffic/Streets Committee (John)*

- Existing issues that are well known including sidewalks
- Also working on drainage issues
- Attended recent City Council / DOT meeting regarding the move by Odette Ramos to remove peak parking restrictions on Greenmount Ave. Kevin attended and testified, however, the issue did not go to vote.
- Traffic island at Northway/Greenway as the state allocation of funds to the City – funds need to be spent in two years. We are in the second year now. Conceptual plan has been reviewed and agreed upon. City still in the process of hiring a consultant; Councilman Conway's office has been in contact with DOT.
- Street Tree Inventory has been initiated to attempt to align the City's online record to actual conditions.

### *York Rd/Greenmount Ave (Kevin)*

- York Road BID met December 18th (video available online). Budget approved for the next 2 years.
  - They will maintain tree pits, handle security (aka hospitality ambassadors), install security cameras, lighting, and if the response is there to add additional security patrol
  - Also handle economic development, façade improvement / murals, market and data analysis
- York Road Partnership hosted session on December 16<sup>th</sup>.

#### *Guilford Elementary (Kelly)*

- Midtown Academy is a viable candidate for the space. DHCD is optimistic that they will be able to move forward with the space. They conducted a recent assessment of the space. Midtown is exploring options to finance/fund the revitalization of the space.
- After financing secured, Councilman Conway would assist with putting the sale through.
- Guilford will need to align Safety, Architectural and Traffic to assist with the establishment of new school. Kelly has assembled a rough draft of requirements across a multi-phased approach and she will circulate with the Board. Plans to call a meeting in the next week or two.
- Essential that Guilford has "Direct Enforcement" of the disposition plan for the construction.

#### *Newsletter (Jeremy)*

- Newsletter was sent to the post office in December, but it doesn't appear to have arrived via mail yet.
- Newsletter would love additional support from all committees.
- Will need to control the narrative and PR for the Deed & Agreement renewal.

#### **Closing (Jeremy)**

- General committee protocols - all of the committees to meet, come up with a work plan, and come back to the next Board meeting with a report. Intent is for the Chairs to submit a report prior to the meeting so that Board members can review prior to the meeting so that the meetings are only addressing issues that require input from the rest of the Managers.
- Will continue to work on the governing guidelines and ensure that we are in accordance with the Deed & Agreement.
- Executive Committee to meet prior to the next meeting and will discuss things like technology, etc.
  - Meeting ended at 9:17pm