



Guilford Association Board Meeting

Meeting Minutes

21 February 2024

Attendees: Emily Brennan, Jeremy Hoffman, Kelly Maher, Cathy Boyne, Brian Bramhall, John Bolton, Erika Nolan, Pat Nolan, Tim Criss, Tom Hobbes, Elizabeth Nguyen, Hillary Williams

Minutes:

- I. **Call to Order** – *Emily Brennan*, President
 - a. Meeting called to order at 7:07PM

- II. **Approval of Previous Meeting Minutes** – *Emily Brennan*, President
 - a. Meeting minutes were not circulated so will be circulated ahead of the meeting for next time and will be approved at that time.

- III. **President's Report** - *Emily Brennan*, President
 - Thank you for all of the work that has happened over the last month.
 - Received a correspondence from the Mayor's office for an audience with the Mayor to discuss the Crematorium
 - Lots of opportunities for folks to lean in on additional committees, or for additional opportunities.
 - Traffic/Streets would like to work with Parks on a Tree-mapping activity
 - Traffic/Streets and York Road working together on parking restrictions
 - Reach out to committee heads for additional opportunities
 - Committee Goals for 2024 include accountability for outcomes
 - FOR ACTION:
 - Please send Emily all upcoming committee meetings for master calendars
 - Kevin to circle back with Emily on a larger email with York Road Partnership

- IV. **Treasurer's Report** – *Kathy*, Treasurer
 - Financial update on the association's funds
 - Collection of dues has not roughly changed, with roughly \$30K and change collected
 - 91% paid in Guilford
 - No variances to report - as expected from January to February
 - Changes upcoming for authorities for signatures incl transition to DocuSign, but that is still pending - Update to next meeting
 - \$350K moved to Morgan Stanley from M&T for better accrued interest; available to move back mid-year; will show month-to-month on the financials
 - Discussion of any outstanding dues
 - Invoices from previous years, including liens, fees, etc. are still outstanding
 - Beth has reached out to those with outstanding dues to come to a terms of agreement that doesn't rely on sale of the home
 - 5-6 repeat homes with outstanding dues
 - FOR ACTION:
 - Beth to send out invoice reminders to those that have not yet paid



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- V. **Committee Business** - *Emily Brennan*, President
- Committee Meet & Greet for Community - *Emily Brennan & Kelly Maher*
 - Social Committee – January Event
 - Idea born last year; intended to create a forum for people to come out to an event to meet the board and the committees to kick off the year
 - Managed by social committee but staffed by Nominating Committee
 - Could be paired with the Lunar New Year celebration and intended to be a recurring meeting
 - January event will be on the plan for 2024 to occur in January 2025
 - Engagement / New Neighbor Welcome – *Erika Nolan*
 - Welcome Packet has been something that has been worked on for a while
 - Erika brought a prototype to show the Board of Managers and potentially includes Berger cookies, Old Bay, latest Baltimore Magazine, Guide to Guilford, latest Newsletter, contact information, annual events, website information and handwritten note from a board member, etc. and accompanied by a phone call
 - Discussion of how to build out phone call assignments for Engagement Subcommittee
 - Roughly 40 houses anticipated per year priced at roughly \$15 per basket
 - Potential to put a flyer or magnet from Wolf Security to provide contact information
 - The next Social Committee meeting is Sunday, March 3rd. Board Members h interested in getting involved in the baskets are encouraged to attend the next meeting. Will also plan to add basket making to our master meeting calendar.
 - **Committee Highlights**
 - **Legal** – *Tom Hobbes & Emily Brenna*
 - Stanco Litigation Update - *Tom Hobbes*
 - Litigation is ongoing.
 - Deed & Agreement Update - *Emily Brennan*
 - Awaiting proposal from the Firehouse Strategy Group, unfortunately it is MD Session so has not been developed yet
 - Potential to come to next Board Meeting to discuss the potential opportunity
 - Potential for monthly or iterative payment plan with Firehouse Strategy
 - May be willing to be a consultant in Guilford work with Fells Group
 - Legal Committee Meeting date to be scheduled and will discuss; Will report back at next Board Meeting
 - Safety - *Brian Bramball*
 - Southway Incident Update
 - Individual harmed is doing better
 - Detectives are currently looking into the case at this time
 - No current information or update at this time

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- Discussion of recent incidents, community reports, and police response.
- Brian B will invite Major Jenkins to an upcoming meeting and the upcoming Security Meeting
- Armed vs. Unarmed Patrol, Increased Hours
 - During the last Safety meeting, discussed decisions to armed vs. unarmed
 - Hourly fee difference is \$28 unarmed / \$37 armed. Discussion of whether to mix armed and unnamed patrol.
 - Exploring adding another officer for 40/hrs per week. Safety Committee will do a side-by-side comparison between Wolf and MPS.
 - **FOR ACTION:** Brian to provide a note to the upcoming Guilford Minute on ways to use the services provided by Wolf.
 - Contribution rate for the Patrol is decreasing, therefore we should really let them know what the Patrol can do.
 - Juvenile Services is scheduled to attend the Safety Committee Meeting in June.
- York Road/Greenmount - *Kelly Maher*
 - Executive, Legal, Arch & Safety to review shared document – 3/31
 - As part of the ongoing conversations with the DHCB who are assisting with the sale of Guilford Elementary, putting together a document about what is required with the purchase of this property including the specifics of the Deed & Agreement, etc.
 - May also include hours for renovations, expected student population, roads to be used, etc.
 - **FOR ACTION:** Need input/collaboration from a variety of Committees; Ask of the Board is to provide input into the online document by 31 March 2024; Kelly to follow up on the status of Midtown Academy purchase
 - **Discussion about** Guilford writing a letter to the city noting that an asset of the city is being squandered. Perhaps this is a better use of our audience with the Mayor. Emily will reach out to Mayor's office to inquire about this.
 - Guilford will be working with the other Northern neighborhoods to host a discourse for all candidates for Mayor and offers that perhaps we see if we can put the issue of the abandoned buildings being vandalized to the candidates.
 - **FOR ACTION:** Kelly M to schedule an upcoming sub-committee meeting to discuss potential for publicity on the issue.

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- Associated Catholic Charities have acquired a number of schools in and around Baltimore recently. Tim will look into whether Associated Catholic Charities are interested.

VI. Port-Mortem on 2023 Annual Meeting - *Emily Brennan*

- Topic pushed from last meeting to this meeting.
- Feedback
 - Do not rehash statistics/information available elsewhere
 - Simple slides – easy to read in audience
 - Handouts to follow along with technology presentation
 - Focus on Questions
 - Solicit ahead of time – assign to committee members
 - Have Committee members answer the questions and focus on those that were submitted ahead of time
 - Clip-on microphone & wireless slide clicker for speaker
- Other considerations for next meeting:
 - Make it more interactive / social hour before or after
 - We should avoid having questions in the middle as it will get bogged down
 - Suggest sending out a couple paragraph committee report ahead of the meeting and then only request question on those committee reports, then focus exclusively on the pre-solicited questions
 - Suggest sending formal invitation to new residents and introducing them during the Annual Meeting
 - Intent is to begin planning meeting during the Summer
- This year intent will be to section off the heavy committee updates at separate meetings, then focus the Annual Meeting on questions and interaction
 - 25 April 2024 for the Safety Meeting
 - MC-ing was a success

VII. Tech Updates – *Hillary Williams*

- a. In the brainstorming phase of making some technical updates.
- Website improvements / updates – Hillary
 - Log-in for community members possible
 - Can include calendar of all community events, committee meetings, etc.
 - Initial prototype hopefully will be complete in July, with intent to formally roll out the site with the Annual Meeting
 - **FOR ACTION:** Hillary W to develop Site Plan for April Board Meeting

VIII. Important Calendar Dates – *Kelly Maher*

- Guilford Egg Hunt – March 23rd @ 1pm
- Next Meeting Date – April 10th @ 7pm
- Guilford Bloom Party – April 12th @ 5:30pm

IX. Adjournment – *Emily Brennan*



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- a. Guilford Minute
 - Last Tuesday of the Month for Safety Committee Meeting
 - Please RSVP for Social and for Traffic
 - FOR ACTION: Erika N to pull key items from the committee updates for upcoming Guilford Minute
 - Key dates for Social committee will be added after conferring with Stratford Green on use of Sherwood Gardens for select events
- b. Adjournment at 8:43PM