



## Guilford Association Board Meeting

### *Meeting Minutes*

11 September 2024

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**Attendees (alphabetical):** John Bolton, Cathy Boyne, Brian Bramhall, Emily Brennan, Kevin Creamer, Tim Chriss, Danielle Curry, Tom Hobbs, Jeremy Hoffman, Kelly Maher, Beth Nguyen, Erika Nolan, Pat Nolan, Hillary Williams

#### **Minutes:**

- I. Call to Order – Emily Brennan, President
  - a. Meeting called to order at 7:01PM
- II. Approval of June 12th Meeting Minutes (circulated) – Emily Brennan, President
  - a. Correction to June 12 meeting minutes – Security notes require review.
  - b. Motion to approve with addendum – Cathy; Seconded - Kelly
  - c. Approved
- III. Summer Break Bring Up-to-Date – Emily Brennan & Jeremy Hoffman
  - a. Administrative – Emily Brennan
    - i. Staff salaries & job descriptions
      1. Updated to more accurately reflect work being performed.
  - b. Committee Updates – Jeremy Hoffman
    - i. Architectural
      1. 108 to date applications in 2024
      2. All properties listed for sale reviewed
    - ii. Newsletter
      1. Sent out in June, Upcoming September newsletter under development
    - iii. Finance
      1. Meeting on September 5<sup>th</sup> to begin preparing the 2025 budget; meeting to be scheduled between GA and SG financial leads
      2. Follow-up discussion to be scheduled on fees and HOA management platform
    - iv. Legal
      1. See Deed & Agreement section below
        - a. Signature page paperwork needed to begin process nearly complete
    - v. Streets
      1. Greenway/Northway Triangle Subcommittee
        - a. Correspondence sent to Baltimore City DOT and Mayor, awaiting response
      2. Monthly Committee meetings held over the summer
      3. Loyola student parking concerns on Millbrook Rd
      4. TO DO: John to contact adjoining neighborhoods for reliable contact in DOT



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5. TO DO: Emily and John to work out next steps for establishing DOT contacts
  - vi. Parks
    1. End of year tasks underway including quotes and contracts for 2025
  - vii. Safety & Security
    1. Meeting held at the end of July with Baltimore City State Attorney's Office and Baltimore City to discuss crime in the neighborhood
  - viii. Social & Engagement
    1. Crab Feast occurred on August 12<sup>th</sup>
      - a. TO DO: Kelly to send Jeremy photos from Crab Feast for Newsletter
    2. Neighbor Day scheduled for September 14<sup>th</sup>
    3. Holiday Party Planning underway
      - a. Gillian M from SG Board of Trustees coordinating with Social Committee on planning
    4. Welcome Baskets continue to be put together and distributed
    5. Guilford Minute ongoing and Facebook membership growing
  - ix. York Road & Greenmount Ave
    1. Seeking additional engagement from Guilford residents in the area
    2. Committee working through what the future of the committee will look like
    3. Improving engagement with York Courts a board priority for 2025
    4. Guilford Elementary
      - a. Community meeting scheduled for October 19<sup>th</sup>
        - i. Head Board Member for Midtown Academy will be representative attendee at meeting
        - ii. TO DO: Tim to assemble list of issues for Midtown Academy to answer at upcoming meeting
        - iii. TO DO: Kelly and Tim to confer on scheduling of pre-meeting to prepare for October 19<sup>th</sup> meeting
  - c. Nominating Committee (NomCom) Update
    - i. Committee met early Summer to evaluate next steps for 2024-2025 nominations
    - ii. Email next steps will be sent out to the community and Board
    - iii. Slate will be proposed at October 9<sup>th</sup> Board Meeting then voted on at Annual Meeting in November
    - iv. Consent for nominations required at the Nomination Stage
- IV. Treasurer's Report – Cathy Boyne, Treasurer
- a. Budget Planning
    - i. GSP will break even or close to even by end of year; does not factor in additional hours



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- ii. Calendar Year 2025 budget planning underway
      - 1. October Board meeting to include initial proposed budget for review/discussion
      - 2. TO DO: Cathy to circulate initial proposed budget ~2 days before next Board meeting
    - b. Increase to Mandatory Fee – VOTE NEEDED
      - i. \$0.20/100 sq ft increase proposed, which is maximum allowed by the Deed & Agreement
      - ii. Verbal vote called; Vote passed unanimously
- V. Security Provider – Brian Bramhall, Security Committee Chair
  - a. Wolf vs. MPS
    - i. Fee Comparison
    - ii. Pros/Cons
    - iii. Homeland Feedback
    - iv. Wolf Update
      - 1. TO DO: Brian to send Tim latest Wolf contract for review provisions
      - 2. TO DO: Danielle to reach back out to Beth (Homeland) for feedback on MPS and to circulate response to Board before October Meeting
      - 3. Final vote for Wolf vs. MPS decision during October Board Meeting
- VI. D&A Renewal (“Guilford 2050 Project”) – Emily Brennan
  - a. Ad Hoc Committee (Emily, Jeremy, Pat, Beth)
    - i. Additional Board Members volunteered to assist including: Danielle (Strategy), Kelly & Hillary (Delivery at events)
  - b. Meeting scheduled for Sept 30
    - i. General strategy
    - ii. Presence at Election Polls?
    - iii. Additional Community Communications
- VII. Important Calendar Dates
  - a. Saturday, September 14th – Guilford Neighbor Day, 2pm – 5pm
  - b. Thursday, September 19th – Community Meeting with Midtown Academy
  - c. Wednesday, October 9th – Next Board of Managers Meeting
  - d. Saturday, October 26th – Halloween Parade & Movie Night at Sunken Park
- VIII. Adjournment – Meeting adjourned at 8:25PM