



Guilford Association Board Meeting

Meeting Minutes

10 June 2026

Attendees (alphabetical): John Bolton, Cathy Boyne, Brian Bramhall, Tim Chriss, Andrew Chudy, Kevin Creamer, Edward Hunter, Bill King, Kelly Maher, Beth Nguyen, Pat Nolan, Mark Pollak, Diane Terry, Hillary Williams

Minutes:

- I. Call to Order & Approval of April 8th Board Meeting Minutes (circulated) – Bill King
 - a. Meeting called to order at 7:03PM
 - b. Meeting minutes from April 2026 – Approved with no corrections.
- II. Treasurer's Report – Cathy Boyne
 - a. Tree removal in York Courts
 - b. Looking into opportunities to correct York Courts sidewalks through capital projects; TO DO: Cathy to follow up at the next meeting
 - c. TO DO: Count remaining merchandise to determine opportunity to include in New Neighbor Baskets or to sell at upcoming events
- III. Committee Updates
 - a. Architectural – Jeremy
 - i. 61 applications through the first half of the year; most around shutters and painting
 - ii. Architectural Committee to discuss conspicuous signage and requirements; TO DO: Architectural Committee to provide options for guidelines or changes to guidelines at the next meeting
 - b. Finance – Cathy/Beth
 - i. Delivered during Treasurer's Report
 - c. Legal – Bill
 - i. Minor updates
 - d. Loyola Triangle – Tim Chriss
 - i. List of prohibited uses discussed with Loyola; Conditional uses that are currently permitted on the prohibited uses list must be approved by both Loyola and Guilford; else will move to arbitration to come to solvency
 - ii. No indication yet that agreement and/or restrictions have been approved by Loyola
 - e. Parks – Pat
 - i. Parks recently walked with Barlett Tree to determine tree maintenance requirements
 - f. Safety – Brian
 - i. Two stolen cars and one car broken into in the last month; Cars were unlocked; Continued vigilance in locking doors/cars/valuables
 - ii. TO DO: Pat to send out Summer Safety Reminder
 - g. Social & Engagement – Kelly



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- i. New Neighbor Brunch took place in April with ~50 new neighbors in attendance
 - 1. New Neighbor Sub-Committee came together to host; Many thanks to Paul and Frank
 - ii. Flag Day event on Sunday, June 14th at 3PM in Sherwood Gardens
 - 1. Dixie Land Band and Pie Contest
 - iii. Neighbor Day in September
 - iv. New Neighbor baskets revamped at the last Social Committee meeting and will be going out on an ongoing basis
 - h. Traffic & Street – John
 - i. Upcoming meeting with City DOT and Councilwoman Odette Ramos regarding sidewalks
 - i. York Road/Greenmount – Kevin
 - i. 3rd York Courts Clean-Up took place on May 2nd which extended further across York Courts
 - ii. YRP upcoming events weekend of June 13th
 - 1. Clean & Green
- IV. Newsletter Article Assignments – June 20th due date to Pat
 - a. Recap & Photos of New Neighbor Brunch (who is taking this?)
 - b. Ponds in Guilford – Hillary/Bill
 - c. York Road Partnership article - Kevin
 - d. Tree health / Aphids & Ladybugs – Bartlett Tree
 - e. Service Members around Guilford & photos of June 14th Celebration – Hillary
 - f. Architectural Committee article – ideas for renovation project to feature?
 - g. Calendar of Events through the end of the year – Kelly to connect with Pat
 - h. D&A Signature Tracker – Pat to update
- V. Deed & Agreement
 - a. Hard push for signatures through the summer months – SIGNING PARTIES!
 - i. Need volunteers to host events & coordinate with notary
 - 1. Emily/Bill – hosting event July 16th
 - a. Homes west of N. Charles Street
 - b. Hotdogs and beer
 - 2. Other ideas
 - a. Sunday morning coffee & donuts
 - b. Will reimburse Board Members to get notary designation
 - ii. Review Guilford map together – note areas with low response
- VI. Important Upcoming Dates
 - a. June 14th at 3pm – Flag Day Celebration + 250th Anniversary of USA
 - b. September 9th – Next Board Meeting
- VII. Adjourned at 8:01PM