GUILFORD ASSOCIATION BOARD – MARCH 10, 2015 MEETING MINUTES

March 10, 2015

7:00 PM

Westcott Room, Second Presbyterian Church

BOARD MEMBERS PRESENT: Margaret Alton, Adrian Bishop, Cathy Boyne, Elizabeth Comer, Heather Fones, Howard Friedel, Lisa Garten, Anthony Gill, Clarke Griffin, Angela Hamilton, Tom Hobbs, Jeremy Hoffman, Deanna Karanikas, Lynda Riley and Francie Spahn. Michelle Truesdale, Office Manager, was also present.

BOARD MEMBERS ABSENT: Francesco Castellano, Tim Chriss, Felix Dawson and John Doherty.

PRESIDING: Tom Hobbs, Guilford Association President

The minutes from the December 9, 2014 meeting were approved.

Sharon Smith resigned from the Board due to personal and family commitments. Tom and other board members expressed great thanks for all the work Sharon has done on the Guilford board including managing the annual Holiday Party and being a leader in the year-long Centennial Celebration and the Maryland Home and Garden Pilgrimage. Sharon shall be greatly missed.

Tom Hobbs reiterated that he will not be President after 2015 and that a new President must be chosen.

**Bylaws: Tom Hobbs**

The Association Bylaws were written in 1939 when the Guilford Association was incorporated and the Roland Park Company assigned to the Association all its rights and powers. The Bylaws were last amended in 1972. Tom asked Board members to review the Guilford Bylaws and to look at the Bylaws from Homeland and the Orchards and consider possible changes particularly as it relates to election of Board members and the conduct of the Annual Meeting.

**Treasurer: Heather Fones**

88% of Guilford houses with mandatory fees have paid them for 2015. It is expected that most of the other houses will be fully paid by the summer. At this point 66% of houses not within 100 feet of Greenmount (659 houses) and 17% of those within 100 feet of Greenmount (123 houses) have paid the Guilford Association dues and 56% of those not within 100 feet of Greenmount and 12% of those within 100 feet of Greenmount have paid the Guilford Security Patrol fees.

This winter the City plowed the streets after significant snowstorms so we did not pay for snowplowing. Next year the Association will clear the sidewalks abutting Association property– the 4 parks and in front of York Courts.

Stratford Green has almost $20,000 in cash carryover due to generous support from the Annual Appeal. This money will be used to help pay for deferred items, master plan implementation and new signs for Sherwood Gardens advising that it is a private park which is open to the public.

The Finance Committee will choose additional members made up of both current Board members and non Board members. All will be residents of Guilford.

**Sherwood Gardens: Margaret Alton, Clarke Griffin**

This summer Sherwood Gardens will host the first annual Project Olmsted. This is a competition among professional landscape design firms. Each will plant a summer flower bed and compete for the “Sherwood Cup” for the bed considered to best represent Olmsted design guidance. The public is encouraged to vote on the Guilford website and the competition will also be a judged by 3 experts. The award ceremony with take place during a family event day on August 29th and at a summer garden party that evening.

**Reservoir: Cathy Boyne**

The project is anticipated to go to bid again at the end of June after a delay resulting from rejection of the initial bids. Elements of the implementation had to be reengineered because of the cost. For example, there had been only one way for dump trucks to enter the site. Now there will be more entryways. Allowed construction hours are being reconsidered. The Guilford Association will have to agree to any changes to the MOU.

**Architecture: Tom Hobbs and Anthony Gill**

There have been ten applications for exterior change received in January and February including a house to be newly constructed on St. Paul Street. A pool was approved at another house on St. Paul Street. Covenant violation notices are being issued and recorded whenever serious violations of the Deed and Agreement and Architectural Guidelines are determined. Discussion with the property owner is attempted before this action is taken, The recorded violations are an effective tool particularly for having violations corrected at the time of a property sale. The status of bank-controlled and foreclosed properties was discussed.

**Security: Angela Hamilton**

The new GSP gas vehicle is in use. There are significant changes in the leadership in the Northern District Police Department. Major Smith has replaced Major Burris. Captain Richard Gibson reports to the major and has been very responsive to Guilford requests and crime issues.

A meeting will be held with security people from Hopkins, Union Memorial Hospital, Loyola, Tuscany Canterbury, Roland Park, Homeland and Oakenshaw to make sure everyone is connected, talking and using best practices to address community safety.

**Greenmount Properties: Tom Hobbs**

There are issues with turnover and upkeep of properties along Greenmount Avenue. Recently several foreclosed houses were sold to investors for prices as low as $60,000. They will be rented or attempted to be resold with minimal improvements. The lack of repair of these properties is impacting the property values of houses on Newland Road and Juniper Road. We are attempting to have the Guilford portion of Greenmount included in the Healthy Neighborhoods program. Greater Homewood is supporting us in this endeavor. Anthony Gill has developed a Pattern Book for the York Court houses and a pattern book is being developed for Greenmount properties south of 39th Street.

**Social events: Francie Spahn**

The Spring Egg Hunt will be held on March 28 at 2 pm (raindate March 29 at 2 pm) in Sherwood Gardens.

In the future we would like to have a Chair and Chair-elect for all the social events.

A survey will be sent to all residents of Guilford this spring to ask what Guilford residents think of the social events that are currently held, to get suggestions for new events and to identify people willing to volunteer.

**Traffic: Howard Friedel**

We are still dealing with speeding issues on Overhill Road. We will prepare a list of streets that need to be repaved and present it to Mary Pat Clarke. Due to the trash deposited daily by parkers on St. Paul Street north of the intersection with University Parkway we will work with the city to get the parking restrictions that limit extended parking, principally by Union Memorial workers and Hopkins students, reinstated.

**Other Issues: Tom Hobbs**

Claude Desjardins, a resident of Wendover Road, spoke to the Board about “best practices” of Homeowners Boards. Claude was motivated to speak to the Board due to the extensive time taken at the Annual Meeting in electing new Board members. Claude suggested providing an agenda with speakers and having everyone stick to allotted time.