GUILFORD ASSOCIATION BOARD – MARCH 11, 2014 MEETING MINUTES

March 11, 2014

7:00 PM

Westcott Room, Second Presbyterian Church

BOARD MEMBERS PRESENT: Margaret Alton, Francesco Castellano, Heather Fones, Howard Friedel, Anthony Gill, Ann Giroux, Clarke Griffin, Angela Hamilton, Tom Hobbs, Jeremy Hoffman, Larry LaMotte, Lynda Riley, Bernie Shutty and Sharon Smith. Michelle Truesdale, Office Manager, was also present.

BOARD MEMBERS ABSENT: Cathy Boyne, Tim Chriss, Elizabeth Comer, Felix Dawson, Lisa Garten, and Steve Shattuck,

PRESIDING: Tom Hobbs, Guilford Association President, welcomed Christopher Forrest, President of the York Road Partnership, and Erin O’Keefe, Loyola liaison to York Road Partnership, and called the meeting to order.

The minutes from the December 11, 2013 meeting were approved.

**York Road Partnership: Christopher Forrest and Erin O’Keefe**

The York Road Partnership (YRP) meets the first Wednesday of the month. Guilford’s representative is Anthony Gill. The goal of the York Road Partnership is to revitalize the area along York Road from 39th Street to the county line. The Partnership is working to improve businesses, bring in new businesses that will be an asset to the community, provide services desired by residents, make the street more walkable and make the area safer.

The Partnership had a concept plan prepared by the Urban Land Institute and a contract soon will be let for more detailed design proposals. The Mayor is supportive of the York Road Partnership effort and the YRP is getting help from the departments of Housing and Planning. The YRP has a $70,000 budget to have the more detailed plan prepared. There will be meetings with affected communities in the corridor as proposals are prepared.

The concept plan focuses on four activity nodes . The area south of Cold Spring Lane is one of the areas. Over half the real estate from Old Cold Spring Lane to 42nd Street is vacant. The west side of York Road between Old Cold Spring and Southway is within the boundaries of Guilford.

The YRP does monitor proposed liquor licenses. The 7-11 across from Northway has applied for a liquor license. The Guilford Association has strongly objected. The YRP has sent a letter to the Liquor Board in protest.

**Financials: Heather Fones and Michelle Truesdale**

92.16% of residents had paid the mandatory maintenance fee by the end of March. This total includes the residents of York Court but not residents within 130 feet of Greenmount Avenue who do not have a maintenance fee obligation. 58.38% of all Guilford residents had paid the voluntary Association membership dues by the end of March. 47.93% of residents had paid the voluntary Guilford Security membership fee.

Lien notices will soon be issued to those residents who have not paid the mandatory charges.

Almost $10,000 was collected in 2013 in late fees and lien fees.

**Stratford Green Reserve/Endowment: Tom Hobbs**

Currently Stratford Green has $430,000 in the reserve account but the amount needs to grow as an endowment so that there is a source of income to help pay for Sherwood Gardens operations and maintenance. It is very difficult to budget operating expenses for Sherwood Gardens each year when there is dependence on annual donations and there is not a predictable cash flow.

A committee will be formed to begin planning a campaign to raise funds to increase the endowment.

**Reservoir: Tom Hobbs**

On behalf of the Association, we have asked for a Memo of Understanding to protect Guilford during the three plus years of construction of the reservoir. We need to protect parking on our Guilford streets, limit construction access, noise and signage, assure access for surrounding residents among other things to protect our environment. We also have asked that there be significant changes to the General Requirements. We have not received the Memo of Understanding yet and therefore have not signed indicated acceptance to CHAP. Cathy Boyne is continuing discussion with the City officials in an effort to obtain an acceptable agreement.

**Security: Felix Dawson and Angela Hamilton**

Lynda, Felix, Angela and Tom met to discuss communication processes. Angela will coordinate responses to residents and will look at the GSP incidents reports for follow-up.

**Architecture: Tom Hobbs and Anthony Gill**

16 applications were received by the Architectural Committee in the first quarter of 2014. Most were for minor exterior alterations such as fences and paint color. There have been three requests for major exterior changes through March 11, 2014.

There currently are 20 loan defaults/foreclosures in Guilford, the greatest number being in York Courts and on Greenmount Avenue. Investors have purchased and are renovating several of the properties. The community has to our knowledge never been faced with this many failed loans. While the resolution with the lenders is taking long, when these properties are sold generally any outstanding covenant violations are being addressed.

**New Neighbors: Tom Hobbs**

The Newcomer’s Brunch was held in February and a number of new families were present. It is thought that we should offer the Welcome Packet on the website which would contain relevant information for someone moving into Guilford.

**Other Issues: Tom Hobbs**

The stone wall separating York Road from houses along Wendover Road between Northway and Underwood Road is deteriorating at the Northway entrance. The Roland Park Company built the wall and the Guilford Association is responsible for maintaining it. A mason is being hired to make repairs and ivy covering the wall will be removed.

The Bouton Well Memorial in Gateway Park requires major renovation and was further damaged this winter. still needs a good deal more money to stabilize it. It was estimated by a restoration expert that $12,000 - $15,000 will be required to stabalize it.

There being no other business the meeting adjourned at 9:00pm.