



Guilford Association Board Meeting

Meeting Minutes

14 January 2026

Attendees (alphabetical): Solomon Abiola, John Bolton, Cathy Boyne, Brian Bramhall, Emily Brennan, Tim Chriss, Andrew Chudy, Danielle Curry, Jeremy Hoffman, Edward Hunter, Bill King, Kelly Maher, Patrick Nolan, Stephanie Purnell, Diane Terry, Hillary Williams

Minutes:

- I. Call to Order – Emily Brennan, President
 - a. Meeting called to order at 7:04PM
- II. Approval of October 15th Meeting Minutes (circulated) – Emily Brennan
 - a. Motion to approve; Approved
- III. Introduction by new Board of Managers Members
- IV. Recap of November Annual Meeting – Emily Brennan
 - a. Pros – Positive feedback overall; streamlined meeting; wine & cheese; question cards; committee sign-ups; AV equipment
 - b. Improvements – Wolf Security attendance
- V. Nominating Committee – Jeremy Hoffman
 - a. Presentation of Executive Committee Slate
 - i. Motion to approve; Approved
- VI. Treasurer’s Report & Budget Discussion – Cathy Boyne
- VII. Board Priorities – Emily Brennan
 - a. 2025 Goals Achieved
 - i. Improved structure and content of November meeting
 - ii. Interfaced more purposefully with BPD
 - b. 2026 Board Priorities
 - i. Improve Relationship with City Agencies
 1. Including BPD, BGE and DPW
 - ii. Greenway/Northway/Millbrook Triangle
 1. Schedule development and execute
 - iii. D&A Renewal (“Guilford 2050 Project”)
 1. Target of completion by December 31, 2026
 2. Develop strategy to encourage signing
 - iv. Leadership Continuity – Executive Committee & Committee Chairs
- VIII. Committee Updates
 - a. Architectural
 - i. Meets the first Saturday of each month via Zoom
 - ii. Reviews ~10 applications each month with contracted licensed architect who supports reviews
 - iii. Architectural guidelines have been updated on the website and updated Application will be added to the website shortly
 - iv. Radon detection and impact to homes to be covered in upcoming Guilford News newsletter

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- v. Architectural guidelines for fence height were discussed and the 48-inch maximum fence height was maintained for Greenway property by the Board
- b. Finance
 - i. See Treasurer's Report
 - ii. Meetings TBD
 - iii. Goals in 2025 included prioritizing meetings with Guilford Financial Advisor
 - iv. For 2026, committee would like to continue to discuss setting a 5-year investment plan, operating within the approved budget, and maintain dues and fees collection rates
- c. Legal
 - i. Meets First Tuesday of February, May, August & November @ 6:30pm
 - ii. Goals achieved in 2025 include close-out of ongoing legal matters
 - iii. Continuing initiatives include negotiations with Calvert School; and managing and monitoring the Loyola parking triangle engagement
 - iv. Goals for 2026 including strongly enforcing covenant limitations against group homes and multi-family residences
- d. Newsletter
 - i. Meetings as needed
 - ii. Similar plan to 2025 for release of newsletters with next planned in March
 - iii. Priority articles include radon detection policies
 - iv. TO DO: All Board of Managers are requested to consider a topic and write at least one article for the Guilford newsletter in 2026
- e. Nominating
 - i. Committee meets regularly throughout the year, as needed
 - ii. Goals for this year include identification of candidates early in the year; begin engaging throughout the year; and formalize the call for nominations earlier in the year
- f. Parks
 - i. Meets on the 3rd Tuesday of February, May, August, and November @ 6:30PM
 - ii. 2025 included a major deadwood removal across trees in all parks
 - iii. Continuing initiatives include photographic records of large trees and plantings
 - iv. For 2026 goals include walk all walking paths and document any repairs that need to be made
- g. Safety
 - i. Meets on the first Monday of the month, alternating between live and remote meetings
 - 1. 2/2 in person
 - 2. 4/6 remote
 - 3. 5/5 in person



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- 4. 7/13 remote
- 5. 8/3 in person
- 6. 10/5 remote
- 7. 11/2 in person
- ii. Goals for 2025 included improving follow-up timelines
- iii. Goals for 2026 include increase GSP contributions and continued engagement with BPD
- h. Social & Engagement
 - i. Meets on Sundays, time TBD, including 2/22, 4/5, 6/7, 8/2, 10/5
 - ii. Goals achieved in 2025 include fewer meetings with higher attendance
 - iii. For 2026, goals include cultivating a succession plan and central resource for contacts, and calendars; and increase engagement with new members
 - iv. Looking to add new events for 2026 potentially including mahjong, pickleball, doggie happy hour, etc.
- i. Traffic & Street
 - i. Meets last Wednesday of every other month @ 6:30pm (starting 1/28)
 - ii. Goals for 2026 include changing streetlight designs
- j. York Road/Greenmount
 - i. Meeting the 4th Monday of each month, with the first meeting on January 26th
 - ii. In 2025, two York Courts clean-ups and a flea market were hosted and a survey was issued regarding how to best connect York Courts residents with greater Guilford
 - iii. Continuing initiatives include building out a social calendar to improve engagement with Guilford; and continuing integration with community development efforts with York Road BID
 - iv. For 2026, further liaise in efforts for the sale of former Guilford Elementary School
- IX. Important Calendar Dates
 - a. Thursday, February 25th – Next Board of Managers Meeting
- X. Adjournment called at 8:37PM