



GUILFORD



EST. 1913

## Guilford Association Board Meeting

*Meeting Minutes*

25 February 2026

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**Attendees (alphabetical):** John Bolton, Cathy Boyne, Brian Bramhall, Emily Brennan, Tim Chriss, Andrew Chudy, Kevin Creamer, Jeremy Hoffman, Edward Hunter, Bill King, Pat Nolan, Mark Pollak, Diane Terry, Hillary Williams

### Minutes:

- I. Call to Order – Emily Brennan, President
  - a. Meeting called to order at 7:03PM
- II. Approval of January 14<sup>th</sup> Meeting Minutes (circulated) – Emily Brennan
  - a. Motion to approve; Approved
  - b. Reminder for Board of Managers to regularly revisit collective 2026 Goals by Committee
  - c. Motion to accept resignation of Stephanie Purnell; Approved.
- III. Treasurer’s Report – Cathy Boyne
  - a. First month into the calendar fiscal year with 90% of due and maintenance fees collected during the first month
    - i. ~75 properties yet to pay annual dues; reminders to go out in March
- IV. Check-in with New Members re: Committee Membership – Questions?
  - a. Mark Pollak to join Legal Committee
  - b. Andrew Chudy to join Architectural Committee
  - c. Diane to join Social, Traffic & Streets, York Road/Greenmount Committees
  - d. Edward to join Safety Committee
- V. Committee Updates
  - a. Architectural
    - i. Given numbers of repairs and changes in available vendors, Architectural Committee will be revisiting slate roofing vendors
    - ii. Only 3 applications have been received for March 2026; will be reviewed at the upcoming Architectural Committee Meeting
    - iii. Potential Newsletter Article on slate availability, where to buy, etc.
  - b. Finance
    - i. See Treasurer’s Report
    - ii. Finance committee meeting to be held in April to discuss Q1 activities
    - iii. Additional meeting to be held in September to prepare for 2027 Budget
    - iv. TO DO: Call for Committee Chairs to submit Capital Improvement Requirements to Finance Committees for consideration during April meeting
  - c. Legal
    - i. Update provided on discussions with Guilford Legal Team across ongoing litigations
    - ii. Monitor of Calvert School Agreement status ongoing
    - iii. North Baltimore Neighborhood Coalition agreement will require attention leading up to 2029



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- iv. Guilford provided conditions for Loyola Parking Triangle; Loyola will negotiate in good faith, but not in solvency
- v. **TODO:** Tim Chriss to draft a letter to DOT/BGE Procurement regarding sidewalk standards; TBD on if the letter will include both sidewalks and lampposts or keep them separate
- d. Parks
  - i. February meeting during week of 12 Feb
  - ii. Capital improvement projects are being identified and will be provided to the Finance Committee for upcoming meetings
- e. Safety
  - i. GSP/Wolf Security - New officers for weekdays and Fri/Sat/Sun
- f. Social & Engagement
  - i. Paul Fowler and Frank McNeil hosting New Neighbor Brunch to be scheduled for 18 April
  - ii. New event for 2026 will be Flag Day Celebration on 14 June in celebration of the US 250<sup>th</sup> Anniversary
- g. Traffic & Streets
  - i. Committee planning a Spring “walk through” of Guilford to document sidewalk, streetlamps, curb damage from snow removal, and tree concerns
  - ii. Committee agreed on need to revisit alley plowing for snow and alternate options for smaller vehicles on particularly narrow alleyways
- h. York Road/Greenmount
  - i. Expanded York Courts Clean-Up to be scheduled for mid- to late-April
  - ii. Vacant home survey coordinated with York Road Partnership
  - iii. Traffic data-collecting cameras have been removed from York Road/Greenmount
- VI. Newsletter Planning
  - a. April – Refresh & Renew (Articles due 15 March)
    - i. President’s Letter (Emily)
    - ii. Slate Roofing/Radon/Windows – one will be included (Architectural)
    - iii. Gardening/Planting for Peak Produce (Hillary)
    - iv. Guilford Mahjong Club/History of Mahjong (Kelly)
    - v. Service Member Thank You (Hillary)
    - vi. Blurb about Refreshed New Neighbor Brunch (Kelly/Hillary)
    - vii. Meet your Security Team (Brian)
    - viii. Reminder about sidewalks (John)
  - b. July – Community & Engagement
    - i. Summary of New Neighbor Brunch (TBD)
    - ii. History of Ponds in Guilford (Bill/Hillary)
    - iii. York Road Partnership/Local Organizations (Kevin)
    - iv. Parks Committee Article

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- c. November – Holidays & Heritage
- VII. Important Calendar Dates
  - a. Sunday, March 29<sup>th</sup> – Sherwood Gardens Egg Hunt
  - b. Wednesday, April 8<sup>th</sup> – Next Board of Managers Meeting
- VIII. Adjournment called at 8:11PM