

# GNCA Meeting

March 7, 2020- 10 AM- 12 PM

Meeting held at Enoch Pratt Free Library, Northwood Branch

**Present:** Scott Purnell-Saunders (GNCA president), Corey Paige (New Northwood), Emily Weber (Executive Secretary), Jene Traore (GNCA Vice President), Richard Skolasky (Original Northwood), Paula Purviance (Hillen), Autumn Woodland (Ednor Gardens)

**Absent:** Yolanda Camp (GNCA treasurer), Frank Cherry (Stonewood-Pentwood-Winston), Ricky Hackett (Perring Loch)

**Call to Order:** 10:18 AM by Scott

**Approval of minutes:** Corey motioned to approve September and October 2019 meeting minutes. Scott seconded. All were in favor. September and October minutes approved.

**Reminders:**

Northwood Plaza Update- construction starting in 2020, completion in 2022, MSU looking at buying the property that was formerly Lake Clifton HS for a new osteopathic college, MSU working to find space for more on-campus housing.

**Financial Reports:** Yolanda will email them and will give a full update at the next meeting.

**Indexing properties:** Emily shared the Senate Bill from Senator West. Questions Raised:

- Do we want to request a specific amount of time back for the search?
- What wording can be added to strengthen this bill.

Emily will share this information with Homeland, Guilford, and Roland Park. We will add this to the June agenda to discuss in more depth.

**Assessment Audit:** ONA have completed their properties- it was easier than expected to find the information.

- Paula concerned that if the rates are being changed, we will need to be sure to communicate with homeowners about the change.
- Dues will not be refunded or collected retroactively, as we have been collecting in good faith.
- Richard brought up the possibility of phasing in, if rates go up, especially for homeowners who are on a fixed income.

**Role/duties of Executive Secretary:** Emily expressed being overwhelmed with the workload, as the initial understanding was for 5-10 hours but the reality has been 10-15 hours.

- Paula mentioned that some of the Trustees' past roles are currently being covered by the Executive Secretary.
- We need to review what specific roles the Trustees can resume.
- ONA will help with their Welcome Packets that are in arrears.
- Everyone is encouraged to pay online, as this will decrease some of the administrative burden.
- Emily will demonstrate PayHOA at the next meeting.

**AFS/PayHOA:** Departure from AFS separation almost complete. We are waiting on one last payment from AFS. Trustees will inform residents to be sure they've turned off their autopay. AFS has said they had turned off the autopay but some folks have turned it back on. We are fully onboard with PayHOA and working on the last property that needs correcting.

**Northwood Plaza dues:** Northwood Plaza, Northwood Apartments, and the Northwood gas station dues have not been collected. These properties have considerable arrearages (\$40,798.44; \$373.61; and \$136.50, respectively). Our discussions with Northwood Commons has brought up the discussion of back dues owed by the property.

**Welcome Packets:** Trustees will help to mail the backlog of Welcome Packets. Richard suggested adding to the next agenda, discussion of what each neighborhood does. Twila Mohammed, new homeowner, talked about how bad it felt to get a bill before getting a Welcome Packet. The importance of sending these cannot be stated enough. Richard suggested that the Trustees place on our next agenda a discussion about how best to welcome new neighbors - to share best practices to improve communication.

**Discussion:** Autumn Woodland is our new EGL Trustee. Richard suggested rotating the Recording Secretary duties until we find someone to fill the vacant position. Twila brought up partnering with Northwood Elementary. It's a community school which will be replaced during the 21st Century initiative; Friends of Northwood - a neighbor led group that has formed to support the school and its mission to educate our children.

- Richard suggested that, in the absence of the officers, the trustees can hold a meeting provided that they have a quorum.
- Paula reminded us that we go down the hierarchy of officers to call the meeting to order and suggested that the Executive Secretary could call the meeting.
- Richard stated that this was an employee position and not an officer to which Paula indicated that her being paid should not matter since she could not vote.
- Scott will do a better job of communicating with trustees and officers. Scott will look to Roberts' Rules to determine the order to be used in the absence of the President and Vice-President.

**Outstanding Dues:** Question raised about how aggressively we want to pursue delinquent dues. Paula indicated that we just send out one mailing a year, not multiple reminders. She also related that Trustees were previously provided a spreadsheet for their areas, to know who had outstanding dues. All of this information has been made available to trustees through PayHOA. Emily will demonstrate how to use PayHOA at the next meeting.

**Next Steps:** Be sure to get the information in place if a president, vice president, and treasurer are not present to start a meeting. PayHOA demo at next meeting. Scott talked about a possible community wide social event for all GNCA neighborhoods.

### **General Updates:**

Richard Skolasky- (ONA) Voluntary dues, last year 16% paid. This year, with printed newsletters and PayHOA, they are currently at 31% paid. They will be planning a 90 for 90 volunteering challenge for the 90th anniversary of the neighborhood. There's a dues contest for hosting the Block Party.

Paula Purviance- (HRIA) Helping All Saints Lutheran Church promote their Community Forum on March 20. Shared Northwood Library events and Baltimore City Council Candidates Forums in HRIA newsletter.

Twila highlighted GNCA partnering with Northwood Elementary. There is a community liaison who will receive GNCA contact information. Paula highlighted the Hackett's of Perring Loch community.

Scott made a motion to adjourn at 11:52 am, Richard seconded and members unanimously approved.

Submitted by: Emily Weber

Date: 6/3/20