

NRPIA Board Meeting | December 12, 2023 (not yet approved)

Board Governance:

1. Attending: Doug Schmidt, John Wogan, Donna Emeott, Ricci Reber, Beth Foxwell, Debra Williams | Guest: Robin Prothro

2. Minutes from September 7, 2023 NRPIA Board meeting:
Approved

New Business:

1. **5507 Roland Avenue:** MindWorks, a private, mental health treatment facility, recently purchased a private, North Roland Park (NRP) home at 5507 Roland Avenue to use as the residence for an Intensive Outpatient Facility operated by MindWorks. A resident of NRP contacted the NRPIA Board and also distributed a broadcast email to residents of NRP suggesting that safety, zoning and business concerns about the MindWorks program at 5507 Roland should be raised with our City Council member, Yitsy Schleifer. Several NRP residents have since requested that NRPIA look into the proposed mental health facility. After a fulsome discussion about the use of 5507 Roland, the Board resolved to:

- contact a Real Estate attorney to investigate which zoning and other laws, if any, would pertain to this use of a residential property,

- reach out to the President of MindWorks to learn more about the planned operation of their facility,

- distribute a communication to all NRP residents explaining the Board's current actions,

- plan transparent further communications (e.g., though a open Zoom chat) to NRP residents after the Board performs due diligence, and

-reach out to the Boards of surrounding neighborhood associations (Homeland, Poplar Hill and the Orchards) to learn about their responses, if any, to the MindWorks facility.

The Board will schedule a Special Meeting to follow up on these issues expeditiously.

2. Roland Avenue Median Trees: One of the four primary roles of NRPIA, as noted in our By-Laws, is to “[e]nhance beauty and health of common grounds within the community.” Robin Prothro made a presentation concerning the health and appearance of the Roland Avenue medians, especially the median trees. There are seven islands containing seventy trees in the Roland Avenue median strip that forms the heart of North Roland Park. The trees, and the grass in the median, should have been maintained over the years by Baltimore City services but after much investigation, we have learned that the City only sporadically performs grass mowing in the summer and has not/will not perform maintenance on the trees (e.g., pruning, mulching, fertilizing and dead tree stump removal), resulting in poor health and appearance of the trees. Ms. Prothro described three bids she obtained to perform tree maintenance to be paid for by NRPIA dues.

The Board discussed the proposals and agreed:

- to request one additional RFP from Davey Tree Service
- to publicize this beautification project to NRP residents and request further membership and/or donations for this worthy purpose
- possibly arrange a community fundraiser to support this project
- reach out to the Boards of Poplar Hill and the Orchards to see if they would be interested in contributing to this project
- place an item in the NRPIA annual budget to support enhancing the beauty and health of NRP common grounds.

The Board will consider follow up on this project at the Special meeting, as above.

3. Alignment of the NRPIA calendar: John proposed that the NRPIA calendar be brought into alignment, with elections of officers, annual dues assessments and annual community gatherings all configured along a calendar year. A proposed new calendar and terms of service was distributed. A final vote on the proposal was deferred.

4. NRPIA dues payment report: Beth reported on the dues collected in calendar year 2023 and the methods of payment. Currently 43/151 houses in NRP are dues-paying members of NRPIA. We receive equal dues via Venmo, Zelle and check.

5. NRPIA Homeowners Association status. Beth has learned that NRPIA files taxes as an HOA with the IRS. She reported on steps she is taking, including engaging the the accounting firm that previously performed this service for NRPIA. NRPIA also needs to update their business registration with the state of MD.

6. NRPIA membership: We discussed possible strategies to increase NRPIA membership, including:

- assigning Block Captains to promote neighbor involvement,
- hand-delivering newsletters with dues solicitations,
- emailing reminder dues solicitations, and
- promoting current NRPIA activities with a January newsletter.
- tying landscaping project to dues participation

7. Block Captains: Beth proposed that Board members each be assigned a group of homes to contact about NRPIA activities and membership. Possible activities might include:

- solicit neighbors to become members,
- hand deliver newsletter (to be produced in January), and

-deliver a sticker or a magnet (stickermule.com) as a thank you for payment

Beth handed out block captain assignments to Board members.

8. **NRPIA community social event:** Beth to contact John Colston. Plan for early June or late May

9. **NRPIA swag** (see sticker or magnet idea)

Old Business:

1. **Public Safety:** Ricci will arrange for donuts to be delivered after the holidays to the Baltimore Police Department Northern District Headquarters.

2. **Dumptster Day:** the cost of renting a dumpster as a community service is too expensive and the Board will not be pursuing this idea further.

3. Bridge Project:

-The Melrose Avenue bridge repair will likely require more funding than we have been promised by Maryland.

4. **Falls Road / Northern Parkway intersection:** Doug reported on the current status of possible changes, ie, bike lanes, at Falls and Northern. NRPIA is on record as opposing DOT's plan to take a lane from Falls Road for a bike lane.

Respectfully submitted,

John Wogan
NRPIA Secretary