

Minutes

NRPIA Board Meeting | Tuesday, December 10, 2024.

Board Meeting:

Attending: Doug Schmidt, Ricci Reber, Debra Williams, Donna Emeott, Tom Ware, Chris Barnhill, John Wogan.

Excused Absence: Beth Foxwell, Francis Turner.

NRPIA By-Laws Report: John Wogan (Secretary)

At the NRPIA Annual Meeting in May 2024, the membership present voted to change the Association By-Laws regarding dues as follows: "Beginning January 1, 2025, the dues of the Association will be \$100 per year per residence and may be revised as needed by a majority vote of the Board. Dues are voluntary but are required for membership with voting rights in NRPIA. Billing will commence at the beginning of January, with payment due prior to the Annual Meeting."

Our current By-Laws were last comprehensively reviewed and approved in 2007. Several elements of our By-Laws do not reflect Board and Association practice, especially with regard to term-limits, committees, covenants and elections.

For reference, the 2007 NRPIA By-Laws are available for review at:
<https://drive.google.com/file/d/1RAM22KlIdWApurMsOpBtclWBFFetVWeQ/view?usp=sharing>

The Board discussed further modifications to the NRPIA By-Laws which could be recommended to the NRPIA Membership.

The goals of amending the By-Laws would be to:

1. Increase NRPIA membership participation, particularly in Board elections and in setting NRPIA Board priorities.
2. Streamline the Board election process, especially by promoting membership outreach and allowing absentee voting,
3. Increase possible consecutive terms for Board members from two to three terms to promote stable board function and leadership,
4. Eliminate the Board's prior stated role regarding enforcement of architectural covenants in North Roland Park (since there are no legally enforceable covenants in North Roland Park).

Action: After discussion the Board voted unanimously to recommend amended By-Laws, attached, to the NRPIA membership at the 2025 Annual Meeting (scheduled for May 2025).

Treasurer's Report: Beth Foxwell (Treasurer)

The Treasurer's 2024 report was circulated prior to the meeting. Highlights include:

Revenue:	\$13,361.74	2024 Dues:	\$7,311
		Special Fund Raising for Roland Ave Trees:	\$6,050*
Expenses:	\$24,899.06.	Snowplowing:	(\$2,750)
		Legal expenses: (5507 Melrose):	(\$9,355)
		Roland Trees:	(\$12,272)
		Spring Party:	(\$5,000)

Current assets: \$10,177.97

* Donations from 38 households in NRP, including an anonymous gift of \$2,000 and a donation from Kathleen Hogan for \$500.

In 2025, 85 of 151 homes in North Roland Park contributed dues to NRPIA.

The Treasurer will coordinate 2025 dues-raising activities to begin in January 2025.

Action: The Board voted unanimously to approve funding for:

1. Snow Removal for the 2024-2025 season and
2. The 2025 NRPIA membership party (May 2025).

The Board tabled votes on further funding until the March 2025 meeting.

Public Safety: Ricci Reber (Vice President)

Ricci Reber attends meetings of the Northern District Baltimore Police Department and coordinates concerns and relations between NRP and the BPD. In that light, the Board discussed a report of a burglary on St. Georges Road. There is inadequate information at this time to conclude that the burglary represents a significant threat to the NRP community.

A new speed camera has been placed on Roland Avenue, in the southbound lanes, near the intersection with Melrose Avenue. This was provided, after a study conducted by Baltimore City, because of the proximity of this intersection with a school (Bryn Mawr).

2025 NRPIA Board Calendar: (Wogan)

The Calendar of NRPIA Meetings for 2025 are:

March 4 (Tuesday): NRPIA Board Meeting, 7:00 PM. Location TBD

September 2 (Tuesday): NRPIA Board Meeting, 7:00 PM. Location TBD

December 2 (Tuesday): NRPIA Board Meeting, 7:00 PM. Location TBD

May: The Annual Meeting of the NRPIA membership. This meeting is hosted by the NRPIA Board. Guests, including our local elected officials, are invited. Elections, if needed will be held.

We are looking for an NRP resident to volunteer to host the party.

Melrose Avenue Bridge: Doug Schmidt (President)

Doug has discussed with one of our State Senators a further state grant adequate to the needed repairs. We also discussed obtaining an updated repair proposal from our current contractor and to also obtain a second contractor's budget for repair.

Action Items:

1. obtain two updated repair estimates
2. work with State Senator to request additional state grant for pedestrian bridge repair.

Development behind The Falls Apartments: Doug Schmidt (President)

After years of litigation and negotiation, it appears that ESL Roland Park is prepared to develop a modest-size, skilled nursing facility (SNF) on property adjacent (to the east) of The Falls Apartments at Northern Parkway and Falls Road. Over the years, various plans to develop this property have been proposed. The final plan includes input and agreement North Roland Park homeowners next to the development as well as from NRPIA and other proximate community associations (Poplar Hill Association, Lehr Stream Neighborhood Association and Sabina Mattfeldt Improvement Association). A number of covenants regarding access to the property (no access from St Georges Road or Cliffhurst Road), size of the development (three stories) and operations were negotiated. The Board discussed these covenants and, having determined, after years of consideration, that the proposed development was a "best-case" scenario for NRP, we joined neighbors and other homeowners associations in signing the covenants.

Action: The Board unanimously authorized Doug Schmidt to sign the covenants.

Newsletter: John Wogan (Secretary)

John will put out an December NRPIA newsletter and update the NRPIA web site in the next week. Possible topics for both were discussed.

Respectfully submitted,

John Wogan
Secretary, NRPIA