

Reservoir Hill Association
March General Meeting
Minutes

Date: Tuesday, March 9, 2021

Time: 7:00-8:00

Location: Via Zoom

Meeting ID: 825 8369 8336
Passcode: 21217

Attendees:

Arlen
Breena Blake
Brittany Sink
Brian Salsberry
Chet Myers
Jacob Puhl
Oliva Buster
Jericka Robinson

Keondra Prier
Kim Forsyth
Kyle Gardiner
Kylis
Lynell Sanderson
Melda Washington
Mike Cross-Barnet

Ruth
Rolando Maxwell
Mr. Sanchez
Guests:
Rev. Daniel Burg
Ed Hord, board
Jess Damseaux, architect

Announcements:

Bylaws ratification is planned for June 2021, following the general meeting. An online vote will be open for two weeks. Quorum will be $\frac{1}{3}$ membership, simple majority. (Please note, future adopted changes to the bylaws will require $\frac{3}{4}$ -vote participation to meet quorum and $\frac{2}{3}$ -majority to carry.)

Topics:

- 1) Beth Am Synagogue office-building project - requires a BMZA zoning variance request.
 - a) Architectural elevations were presented and are available for additional review.
 - b) The variance is for an increased side building-setback, (the maximum is 5', but the development team would prefer to align with other architecture on the block). The official "front" is on Eutaw. The new proposed office building front door is on Chauncey Avenue, (previously three townhouses and an abandoned alley). The office will be constructed against 928 Chancey Avenue's party wall. A courtyard will occur between Beth Am and the office building. The site plans tie into the existing sidewalks. The alley abandonment does not cause a deadend, fire access or trash pickup concern. It still loops over to Brooks Lane. It is not in the CHAP district.
 - c) RHA members encouraged Beth Am's representation / development team to inform adjacent property owners of construction plans by letter notification.

Adjacent properties are considered: 928 Chauncey, 2435 Eutaw, 917 Chauncey, 915 Chauncey, 913 Chauncey, 911 Chauncey, 909 Chauncey, 947 Brooks, 949 Brooks, 951 Brooks, and 2511 Eutaw.

Beth Am shall provide a record of certified-mail letters sent to the above addresses before RHA will consider writing a letter of support. This will be considered a prerequisite for other development support letters going forward and will be advertised on the RHA website for developers to see ahead of scheduling community presentations with RHA.

- d) Beth Am seeks a RHA letter of support for a not-yet-scheduled zoning variance hearing. Beth Am was waiting to present to the community to submit to BMZA. They anticipate the BMZA hearing to be set for May. A letter of support is requested by May 1st. RHA will advertise and seek community stance via online survey posting, to be opened at the time of next general meeting.

2) RHA bylaws continued editing.

- a) If ratification occurs in June 2021, then officer elections will occur in Nov. 2022 (president/secretary) and 2023 (vice/treasurer). Terms are 3 years and staggered for information to be “passed on” between sessions.
- b) An interim board is suggested for the leadership transition. Members of the RHA steering and advisory committee will transition into the officer and chair positions for continuity if they choose. The remaining open positions will be filled by the membership until the first election. A list of open leadership opportunities will be available at our next general meeting.
- c) Concept of quorum: how many people need to be present for a vote to be legitimate. $\frac{2}{3}$ simple majority for board, $\frac{1}{3}$ simple majority for general membership.
- d) Extended, digital voting will be open for two weeks following a vote. A platform has not been selected. Please submit suggestions if you have any.

Chat questions:

_____ Q: Who is considered an active member in 2022?

A: Anyone who signed up, paid their dues (starting Dec. 2021), and attended half the general meetings in 2021.

Q: Are there procedures for someone leaving a position early?

A: Article VII Section 4 & 5, vacancies.

Future Meetings:

General- 4/13

Committee Meetings- TBD
