

**Pittsfield Village Condominium Association
2012 Annual Meeting
May 16, 2012
Pittsfield Elementary School**

Welcome and Purpose of Meeting

Justin thanked all for attending the meeting. Thank you to staff at the Village: Melissa Brown, Tracy Vincent, Wanda Buster, Colin Breed, Dave Walke, and Tim Clarkson. The purpose of the meeting to elect directors to the Board of Pittsfield Village Condominium.

Also in attendance: Jeff Gourlie, President, and Lance Govang, COO, from Kramer-Triad Management

Introductions of Board of Directors: Laura Zeitlin, Aaron Pressel, Ken Sylvester, Jessica Lehr, and Justin Ferguson.

Call meeting to order at 7:05pm by Justin Ferguson

Proof of Notice on file

Determination of Quorum: quorum well established: 65 members in person and by proxy represented the community.

2011 Annual Meeting Minutes:

The Board of Directors released the minutes of the annual meeting from 2011 ahead of time for review, via email and posting on the website.

Approval of 2011 minutes: motion by Justin Ferguson, seconded by Stephanie Gelderloos. All in favor. Motion passed.

Election of Directors

5 member board with 3 open seats this year. Terms are staggered to maintain consistency. Sara DeFlon nominated herself for the board of directors, as well as incumbent, Laura Zeitlin.

Nominations from the floor

Kathleen "Kat" Irvin.

Introductions of candidates

Laura, Sara, and Kat each said a few things about themselves.

Motion for acceptance of ballot by acclamation made by Ken Sylvester, seconded by Stefanie Gatica. Motion passed. All in favor.

Annual Review of Finances was distributed to all in attendance. No questions or comments from the floor.

CONVERSION UPDATE

- As of this day, there are 85 units in the deferred group.
- FHA certification expired in December 2011. A company was hired to help us with a renewal. .
- HUD has questions about our community. These were answered and still did not approve the Association.
- We are currently in the appeal process with HUD. They have our governing documents.
- The Board, the Management Staff, and our contractor are all working diligently at obtaining this approval.
- We do realize how important it is to obtain FHA status. Conventional loans require 20% down.
- Everyone in the deferred group was given an automatic 1 year extension to convert.
- We are also pursuing Fannie Mae and Freddie Mac approval. Guidelines are strict with this type of loan also.
- The board will communicate with the Association as updates become available.
- Melissa can never be replaced. Ever.
- There are two Boards of Directors and they work together to gain this government approval.
- Mortgages, taxes, and maintenance fees are all paid for by all converted units.
- Off site owners have different requirements when getting loans.
- The association is still in a strong financial position.
- Currently there are 9 foreclosed units, 6 of which are Village owned. Some are being refurbished to sell or lease.
- ROA only gets their funds after units closed.

Special thank-you made to outgoing board members Ken Sylvester and Justin Ferguson.

Jeff Gourlie, President of Kramer-Triad Management

Gave a special thank you to Melissa for all of her hard work over the last 6+ years. He also stated that it has been a pleasure to work with a board of directors of intelligent and hard working members. This makes our work as managing agent a great pleasure. Jeff will personally oversee the FHA status over the next few months as the process progresses.

Question / Answer Period

Paint pallets: are we still using the same colors?

Yes, but some colors have been added as choices.

Tree Farm: what's going to happen?

Yes, it will be replanted and repaired this season

Tree removals:

One large tree was recently removed because of its intrusion into the sewer lines. Trees really are only removed if they pose a threat. The landscape committee and the staff have worked very hard determining priority-needs trees. All data is stored in a detailed spreadsheet. Are the roots damaging the foundation? Will a large branch fall on the roof? These are questions that the Landscape Committee has to figure out. Owners are encouraged to report all issues with trees, as well as all foundation issues. Owners are also encouraged to put requests for replacements in writing. The office has Landscape Request forms available.

Margarita Garcia-Roberts / Finance Committee

Looking for members! Please volunteer for the committee.
FreeCycle! See article in the May newsletter.

Smart Meters

What can we do to prevent installation of smart meters?

The Board cannot take a position on this issue for the Community.

There is a contact at DTE who is open to working with us and answering questions.

There will be an email sent out with his information.

At this time there is not an Opt Out option.

Laura encouraged co-owners to get involved with City Council if you have great concerns.

Individual Water Meters

There should be one water service for every 2 units. Eventually there will be a meter installed for every 2 units. Colin has been working with the City to get this accomplished.

Pool--What are the plans?

Lifeguards will be hired and the pool will be maintained.

Will we be getting gutters installed?

This has been an ongoing discussion. It is far more detailed than simply putting gutters on. There are grading issues also.

There are more pressing issue at this time.

Gutters may not be a solution for any major issues at this time.

Gutters need maintenance. Gutters need to be cleaned / emptied.

Ice damming can be a concern as well.

Topographical View of the Community

Work being done to monitor and log issues in the entire community as a whole

Adjournment: 8:24pm by Justin Ferguson