

Pittsfield Village Condominium Association
2017 Annual Meeting
May 15, 2017
Pittsfield Elementary School

Welcome – Aaron Pressel

Introductions of office and maintenance staff and other board members

Introduced and thanked committee volunteers

New residents: welcome! Welcome new manager, Tom Cottrell.

Proof of Notice -- mailed to all 422 units on April 17th and a reminder notice with budget was sent to all 422 owners on May 8th.

Meeting called to order: Aaron Pressel called the meeting to order at 7:04 pm.

Determination of Quorum: quorum in person and by proxy is 85, which includes 18 proxies.

2016 Annual Meeting Minutes: motion to accept the minutes as presented was made by CYNTHIA BOSTWICK, seconded by KATIE MCCARTHY. Motion carries.

Year in Review Report (*on file*) – President Aaron Pressel

- Sales recap
- Stable budget. No fee increase since 2011-2012.
- Reserve study just updated for the association
- Continuing with roofing, although has slowed down a bit.
- Ventilation and gutters project ongoing
- Decks still being power washed and stained, compliments of the Association
- Painting on schedule
- Foundations and water service lines update.
- Fees will probably be raised next year and in coming years. We have many projects that need to be funded. Aaron posed this to the community. Straw pole for siding, doors, windows, other major projects. We need another \$300K per year to cover everything we need to increase fees by \$60 per month per unit. This will not happen all at once. The Board is figuring out how much per year per unit how quickly we can reach our goals. We are striving for feedback from the community. If you raise fees, it may be more difficult to sell the units. Folks investigate reserve balances as well as fee structure before they plan to purchase.

COMMITTEE REPORTS –

- Modification and Maintenance Committee – Ellen Johnson
- Landscape Committee – Brian Rice, co-chair

Open Forum / Community Discussion

- Mary Lou Spencer asked about solar shingles – we have not looked at this recently for out current in the cycle of replacement roofs.

- This did raise the price of total replacement. Darleen has researched and found out that with our tri-level set-up, our roofs are not good candidates.
- Herbicide spraying: what is the current practice? Herbicide and fertilizer is applied in front and side in spring and backs in the fall. We have lowered the number of applications per year. Concerns were brought up. Aaron explained what happened last year and how. It was a bad situation. Jessica reminded those present that a survey has been brought up in the past.
- Lead at Pittsfield? Areas have been tested. Found no significant amounts. Amounts were far below acceptable standards.
- Animals under decks? Verification of how this is handled and what the process is, and yes, these problems ARE covered by the Association.
- Lawn services: too early in the morning. Edging every week--why? Weed whipping - does this have to happen every week?

What is the FHA status?

There is some peculiar language in our bylaw restrictions (leasing) at this time. We may have to amend the documents to update this wording. Until that time, FHA approval has been upheld.

Election of Directors

2 seats are available on the Board.

Introductions of candidates:

Jessica Lehr

Cindy Samoray, incumbent

Nominations from the floor:

Aaron Pressel, incumbent

Ellen Johnson

Election Results:

Aaron Pressel and Ellen Johnson will both serve a 2-yr term (2017 to 2019).

UPCOMING EVENTS

Flower giveaway - THIS Saturday May 20 11am to 1pm. hotdogs served.

Yard Sale - coming soon! June 3

Pool Party - AUGUST 5 this year

Pooch Plunge - Wednesday after Labor Day

Halloween Party / Pumpkin Carving - October 28

Light up the Village contest-- December

Announcement: Update your VOLO information so you will receive up to date information from the Association.

Motion to adjourn the meeting at 8:40 pm was made by Marc Stevens and seconded by Amy Griffith.