

**Pittsfield Village Condominium Association
2018 Annual Meeting
May 14, 2018
Pittsfield Elementary School**

Welcome – Kendra Montri

Introductions of office and maintenance staff and other board members
Introduced and thanked committee volunteers
New residents: none present. Welcome new manager, Kendra Montri.

Proof of Notice -- mailed to all 422 units on April 17th and a reminder notice ----

Meeting called to order: Kendra Montri called the meeting to order at 7:04 pm.

Determination of Quorum: quorum reached in person and including **18** proxies.

2017 Annual Meeting Minutes: motion to accept the minutes as amended was made by Nick Olivero; Kate McCarthy seconded. Motion carries.

Year in Review Report (*distributed*) – **President Sarah Deflon**

Project overview – see handout
Pool extended hours – many are pleased
Property values are continuing to increase.

Financial Review – Ellen Johnson, Treasurer

Each committee has been diligent in creating their budgets. Thayer Moran from KT has been a tremendous help to the board and the committees in this process. Ellen explained reserves and Capitol projects, how they are allocated and accounted for and how they are planned to improve the community, essentially. We also have a contingency fund in our budget. This is used for emergencies. Ellen explained the operating budget and all our fees are expensed to. Reserve expenses were explained in an informative pie chart handout along with a detailed explanation. Painting cycle ongoing. Fees were raised about \$10 per unit per month this fiscal year 18-19. They have not been raised in several years. With a recent survey of the association, it was concluded that most wanted to fund replacement windows. The board will work toward this goal. Next fee increase will be next year. the board has been careful to spend what was collected. roofing and gutters and plans for windows will cause plans for these major expenditures and those need some major funding. A question was posed as to why there are different fees for different units. Ellen explained that this started way back when the community was a cooperative.

COMMITTEE REPORTS –

- **Modification and Maintenance Committee** – Leif Millar reported
 - Roofing was an important aspect with this committee
 - Pool mar citing is happening now
 - Solar panels are being considered
 - Meet the 1st Tuesday of each month
- **Landscape Committee** – Brian Rice
 - Meet the 2nd Tuesday of each month

- Primarily review requests from co-owners using redefined guidelines. the committee spent a lot of time during the “off months” on re-writing rules and specifications.
- Constantly overseeing all of the community’s landscaping and trees, which is a large task.
- Flower-Giveaway is Saturday the 19th.

Election of Directors – Kendra explained the duties of the Board of Directors, who currently meet on the last Wednesday of each month.

3 seats are available on the Board.

Introductions of candidates:

Kat Irvin

Jessica Lehr

John Sprentall

Nominations from the floor: none

Election Results: motion to accept the slate by acclimation made by Linda Speck and seconded by Katie McCarthy.

Open Forum / Community Discussion

- Ellen thanked Sarah for her years of dedication and service to the community.
- When will all units get gutters and downspouts (if they’ve already been roofed)? The board can consider finishing the roofing project, then coming back to the 1st two phases of the project. Aaron spoke to this, adding that it’s cost effective to add gutters while the roofing was replaced.
- Window replacement project question posed. Which windows? Will they be prioritized? Many aspects, factors, scenarios and possibilities are being explored and will continue to be explored by this and future Boards.
- Weed and Feed did not happen on the 11th as it was raining. Rain Date is May 18th.
- Political signs? Allowed only in windows. No signs are allowed in the yards.
- Parking issues continue as does speeding

UPCOMING EVENTS

Flower giveaway – THIS Saturday May 19 11am to 1pm. hotdogs served.

Yard Sale – coming soon! June 2

Home and Garden Tour planned for July 15th (not a Village funded event)

Pool Party – July 28 this year

Pooch Plunge – TBD

Halloween Party / Pumpkin Carving – October 27

Light up the Village contest-- December

Motion to adjourn the meeting at 8:02 pm was made by Marc Stephens and seconded by Linda Ross.