

Pittsfield Village Condominium Association  
GoToWebinar  
ANNUAL MEETING

October 5, 2020

Call Meeting to Order – 7:02 p.m. – Ellen Johnson

Welcome and Purpose of Meeting to comply with requirements and to elect Board Members

Welcome New Residents and all who are attending this year!

Introductions: John Sprentall, board member

Jessica Lehr, board member

Lisa Lemble, M&M committee Chair

Brian Rice, Landscape Chair

Proof of Notice of Meeting

Mailed to all August 7, 2020

Determination of Quorum

Quorum is 10% in person and/or by proxy. Quorum has been achieved

Approval of 2019 Annual Meeting Minutes

Sent out to all and shown on screen now.

Motion to approve the minutes from last year was made by Cindy Bostwick and seconded by Cindy Samoray. Motion passes.

President's Report / Annual Review

- Annual review reflects our last fiscal year
- Sales have been excellent!
- Budget process begins in September/October
  - Improvements
  - Priorities
  - Utilities
  - Insurance
  - Expanded roofing project for 19-20 to add insulation and gutters
  - Adding funds to reserves
  - Fees over the last 13 years: Increases now are much higher and necessary because we were not raising fees each year.
- Operating and Reserves overview
- Updates on Continuing Projects (as noted in the written report distributed)
  - Roofs
  - Gutters

- Decks
- Tree and Shrub removal and replacement
- Painting
- Foundations
- Water service lines and metering
- Concrete
- Playgrounds
- Annual Report from the Board of Directors
  - Kramer-Triad Mgmt – introductions and big thanks to the staff
    - Colin Breed retired during stay at home order
  - Board of Directors – many thanks for all work done this year to keep the community thriving.
  - Pandemic
    - All activities had to be cancelled; meetings moved to virtual
    - Kept pool open!
  - Budget and year 2020-2021 in Review
    - Align to achieve all capitol improvements and stay steady on operating costs
    - Painting will now be on a 6-yr. cycle over the past - yr. cycle
    - Decks were put on hold
    - Windows continue to be in the long-range plan
    - New reserve study is due to happen soon. this is an important guide for us. Funding and expectations are thoroughly reviewed and considered.
    - During deliberations, we use committee input, past spending trends and staff guidance.
    - Most probably there will be another increase in the next fiscal year.
  - Major Concerns of 2019-2020
    - Electrical issue – breakers and cloth-covered wiring. Point of use is the real risk. Overloading.
    - New insurance company and new signs for playgrounds
    - Signs and security cameras – parking and alley
  - Major Pluses!
    - Home values continue to increase
    - Resident rules distribution
    - Low cost plans for playground renewals
    - Traffic calming on Pittsfield

## Committee Updates

Maintenance & Modification Committee, Lisa Lemble, Chairperson

Written report submitted to all residents.

42 mod requests over the last year+.

10 windows

10-11 interior

10 miscellaneous requests

Landscape Committee, Brian Rice, Chairperson

44 landscape requests from April 2019-April 2020

Flower giveaway had to be cancelled and a Bulb Giveaway will take it's place

Playground issues – landscape timbers are 30-40 years old and rotting. Now unsafe. Buckthorns have been aggressively removed from all over the community, especially along the boundary line on the north side of the property.

Budget prep for FY 2021-2022

Suspended Crabapple replacement program

Reduced mulch program

## Election of Directors

Candidate Introductions: 3 incumbents

John Sprentall

Jessica Lehr

Kat Irving

3 seats for 2-year terms

1 seat for 1-year remainder term – the board will appoint a resident to fill this position.

This will be discussed at the November board meeting.

Motion to vote by acclimation was made by Kathleen Strnad and seconded by Linda Ross. Motion carries.

## Open Forum / Other Business

1. Brenda Webster: the money that was saved during shut-down, was that added back to the budget? Ellen addressed this. For instance: Mowing was not done for at least a month. Jessica reminded the audience that the lawn crew is a contracted vendor. Staff was still working throughout the pandemic.
2. Harold Carter: antennae on neighbors' unit. Are these allowed? Nothing has been approved to the knowledge of the M&M committee. We can investigate this matter.
3. Janet Cannon: new owner.
  - a. Street condition concern. Realtor told her that streets are private streets. They are not. They are public city streets.
  - b. Also wants a storage shed. Does she need permission? Yes. Please send your request to the office for committee review.
  - c. Mutual aid network? Can we set something up like this on our Facebook page to help PV residents who may need help? Linda Ross said she would love to help with this.
4. Kathleen Strnad:
  - a. electrical contractor recommendation please. Or bulk savings? John suggested joining the Facebook group.
  - b. Trees planted by the city were planted inappropriately – Redbuds now too close to the electrical wires. Many have perished. PV plans to follow up on these.
  - c. Rain barrels - do we have insurance for this liability? The M&M committee will begin discussions again on specifications on rain barrels. (most do now have covers/lids/caps)
5. Su Hansen: we have done group buys in the past. Facebook is a good way to join others in large purchases.

6. Linda Ross: raised fees not going toward windows and doors? Funds will go toward this in the future. We are still playing catch-up. we have to first finish the roofing project and build back up our reserves. What about people who have already replaced their windows and doors? There is no plan for this at this time, but it is on our radar. Keep in mind, maintenance can adjust and make repairs to the existing windows!
7. Brit-Marie Martinsson:
  - a. when is the projected end date for the roofing project? It'll take a few more years at least.
  - b. Fees? How much of an increase is anticipated? For 2021-2022 the goal is to focus on long-term plans and the fees will need to fund these and balance both the operating and reserve expenses.
8. Anna MacCourt: speeding on Parkwood. Has there been discussion or petitioning for speedbumps or anything? Pittsfield cannot have bumps. We have not checked in on side streets. Radar speed signs were up for some time and seem to help a little bit.
9. Cynthia Bostwick: Thanks to Board and committees for all the work you've done.
10. Maria Millitzer: Happy to be back to the community.
  - a. question about windows- who is responsible? Ellen responded; Currently it is the Association's responsibility to make repairs, but the owner's responsibility if replacements are requested.
  - b. Online events? Anyone organizing things online? Would like to join in that effort.

Other: Board mentioned the bylaw amendment wish list. There are several items we wish to change/update/put to a vote to the community to change our governing documents:

1. Deck extension alternatives
2. Coop leasing restrictions / FHA approvals
3. Joining 2 units legally
4. % of value. Fees have been based on # of shares from cooperative documents.  
We'd like fees to be equal for all units.
5. Board's right to take out loans
6. Proxy limits
7. Clotheslines
8. Windows and doors

Election Results – all 3 incumbents were re-elected!

Adjourn Meeting – 8:56 pm