

Pittsfield Village Condominium Association  
Via GoToWebinar  
**ANNUAL MEETING**  
**May 3, 2021**

Call Meeting to Order – 7:03 p.m. – Ellen Johnson

Welcome, Purpose of Meeting & Virtual Meeting Protocol Review (Kendra)

Attendees are in listen only mode. There will be times where attendees are unmuted, but you also have to unmute yourself as well. You may also “raise your hand” virtually or type a chat question to be addressed.

Welcome New Residents – we appreciate your attendance!

Introductions of Board members, Ellen, John, Jessica, Nick, and Kathleen.

Staff introduction of Kendra Zunich

Proof of Notice of Meeting – Kendra

Mailed 3-26-21

Determination of Quorum – Kendra

Need 10% which has been reached (42)

Approval of October 5, 2020 Annual Meeting Minutes – Kendra

Send with reminder notice and emailed twice. Motion to accept the minutes was made by Harold Carter, seconded by Linda Grosshans, 2502 PF. Motion passes.

**President’s Report / Annual Review – Ellen Johnson**

Thank you to all folks on committees who work for the community. Kramer-Triad has afforded us a wonderful staff. Kendra, Wanda, Tracy, Dave, Ryan, and Ron. Jeff Lee, Community Director provides support to staff and to the Board. The Board members and committee chairs and members were named and specially thanked.

Highlights of the past year:

no events because of the pandemic.

We did keep the pool open with strict guidelines and will continue to do so this year. Look for rules on the website.

**Budget 2021-2022:** largest task and challenge each year. ongoing goal is to align budget and hold increases to match services. 1.5% cost of living was the goal we focused on staying within. We set the budget/fees, then was able to work from there, allocating funds.

Maintaining our reserves is an important goal. Windows and doors will be our next big goal after roofs. We have looked at many ways to fund this project.

Non-essential spending has been trimmed. Tennis court maintenance has had to be put on hold again for now.

Major projects:

operating expenses – keeping the Association running smoothly. The 3 biggest pieces of the operating budget are:

1. Reserve contribution
2. Payroll

3. landscaping

Primary Capital projects (reserve expenses):

1. Roofing
2. Painting

### **Committee Updates**

#### **Maintenance & Modification Committee, Lisa Lemble, Chairperson**

Written report submitted by chairperson, overview by Ellen Johnson

Development of our specifications is an important part of this committee's tasks.

Acknowledgement of committee members, board members, and staff for the support all year.

A summary of reviewed requests was presented.

#### **Landscape Committee, Brian Rice, Chairperson**

Handles requests for new plants and trees, removal of same, and all other landscaping inquiries.

Fall bulb giveaway has been cancelled this year, as has the flower giveaway. The funds allocated for the bulb giveaway will be used toward Buckthorn removal. This year the focus is on west boundary along EW and Packard.

Annual tour of the property is done by the Committee

New this year: Wildflower garden request by residents led by Su Hansen: landscape timbers will be removed in 2 playground areas and the area(s) will be a natural area.

### **Election of Directors – Kendra**

Kendra explained the role of the Board member.

**Candidate Introductions** – Ellen Johnson and Nick Oliverio are up for reelection.

Nick Oliverio was appointed in November 2020 and has enjoyed serving. Nick is involved in the Facebook Group, regularly attends the pooch plunge. Has lived here for over 4 years now and looks forward to serving another term.

Ellen Johnson has served as President for 3 terms. She moved here in 1993 and loves living here. Ellen served on the M&M committee and wishes to continue to serve on the board and devote more of her time toward our projects.

**Election Results** –Ellen and Nick were elected by acclamation. Motion to accept the slate was made by Linda Groshans and David Brassfield seconded the motion. Motion carries.

### **Open Forum / Other Business**

**Harold Carter\2831 WW:** last year he mentioned a TV antenna on a neighbor's roof (toward NW). Inquired on this issue. We will follow up as a board on the next board agenda.

**Linda (Claire) Grosshans:** sidewalk issue. She sent an email to the office and included a picture and is awaiting a response. Kendra asked that she please forward the email to her to investigate. It may be a city sidewalk. Kendra will confirm.

**David Brassfield:** commented on sidewalk issue. A2fixit is the connection at the city to report issues. Also asked if the plan for doors and windows will begin to happen when the roofing is

complete. Ellen briefly explained what will be considered when diving into this project. Final question was about the electrical issue last year which prompted our change in the Association's insurance company. What may be required in the future of homeowners and the wiring in the condominiums? From the pole to the point where wires enter the building. The resident is responsible for the interior work, from the connection box and throughout the unit. The Board has not come up with a long-term plan for a community project. More important than breakers and cloth covered wires is what is being plugged in. Safety guidelines should be followed by each owner.

Points to consider:

- Replacing the breaker box—co-owner responsibility

- The Board received advice from the City of Ann Arbor, and they were not as concerned that this was as urgent of an issue as the former insurance company made it out to be.

**Brenda Webster: 2301 PF:** when residents sell and do upgrades, are those reported? John Sprentall addressed the question, clarifying that buyers can request an inspection of the unit, and violations of codes could result in necessary work being completed. All modifications should go through the Committee for approval.

**Amy Griffith:** can we help ourselves to mulch? Yes, but they will be coming around and doing the backs.

**Kathleen Strnad:** commented on how beautiful the Village looks! And thank you to all the volunteers! Very much appreciated, especially during this lockdown!

**Doug Peterson:** commented on city inspections inside units. If you invite them in, you must fix everything they find non-compliant. ground fault tripping plugs must be labeled. Smoke detector requirements are stringent.

**Linda Ross:** people walking around the backs: is there a general rule about how close is too close? The Association has no policy or guideline on this matter.

**Laura Zeitlin:** commented on having a more neighborly and considerate approach to coming to close to other residents' condos and Limited Common Elements.

**Adjourn Meeting** – Ellen Johnson – Ellen mentioned that the Resident Rules will soon be finalized by the Board and published online. Printed versions will be made available if need be.

Motion to adjourn was made by David Brassfield and seconded by Kathleen Strnad at 8:25pm.