

**Pittsfield Village Condominium Association  
Board of Directors Meeting  
Friday, February 22, 2013**

**MINUTES**

**Pittsfield Village Board Members Present:**

Aaron Pressel  
Jessica Lehr  
Kat Irvin  
Sarah Deflon

**Board Members Absent:** Noah Hurwitz, who resigned via email on 2-21-2013.

**Kramer-Triad Management Group:** Terri Leirstein, Jeff Gourlie and Colin Breed

**Co-op Board Absent:** Brian Rice, Lisa Lemble, Betsy Hunsche

**Co-op Board Present:**

**Committee Chairs Present**

Darleen Boynton  
Barbara Scoville

**Co-owners present:** none

**CALL TO ORDER:** 6:30 pm by Aaron Pressel

- 70 co-op units left.

**AGENDA APPROVAL:**

- Terri proposed to add approval of the tree proposal.
- Motion to accept agenda made by Jessica, seconded by Sarah. Motion passed.

**COOPERATIVE BUSINESS**

- Still trying to push our case for FHA approval
- Terri provided more information to Jack Boyasian for further review by National Condo Advisors, Inc. They are working on our behalf with FHA.
- Promissory note between the Co-op and Condos expired recently. An extension was drafted by our attorney, E. Zelmanski. Both board presidents o sign the new document.

**COMMITTEE REPORTS**

**AD-HOC COMMITTEE-** No report as Chair, Frank Lotfian unable to attend.

**COMMUNICATION COMMITTEE**

- Budget was discussed.
- Future focus will be website and creating an action plan.
- May consider hiring someone to maintain the website.
- We want to set up something with the events committee to hold a preliminary discussion.

- How can we get more email addresses for co-owners? Discussion.
- Volunteer names/folder given to Sarah so she can make contact with those interested in joining the committee.
- Committee Chair, Jason Beckerleg, resigned from the committee.

### **LANDSCAPE COMMITTEE**

- Letter of concern was received from an owner regarding tree removal. Committee evaluated the tree and since it is not causing damage, the score was lowered and the tree will not be removed at this time.
- Other trees with higher scores will be re-evaluated also.
- Community garden subject was suggested and discussed.
- Memorial plaque discussed.
- Tree bids have been received. We are happy with Arbor Valley and recommend using them even though they were not the lowest price. Committee suggested to use Lumberjacks on a smaller project to see how they do.

### **MODIFICATIONS AND MAINTENANCE COMMITTEE**

- Cultivated a new member, who once was chair of the M&M committee.
- Met with a Playground representative. Had a good meeting, with the most cost effective options discussed that involve replacing parts vs. replacing an entire playground.
- Picnic tables should be inspected along with the play equipment.
- Windows and doors rebate incentive program discussed.

### **FINANCE COMMITTEE**

- The committee recommended an even budget and the board will consider it at the next meeting.
- Tracy will email the budget to the Board for further review before final board approval.
- Aaron is requesting that the committees present at least a draft 3-year plan projected

budget for the April meeting and the Annual meeting in May.

### **BOARD-APPROVED MOTIONS THROUGH EMAIL**

- Co-op board agreed to take back a unit on Parkwood. We are now in the process of renovating this unit.

### **PLANNING SESSION – held February 10<sup>th</sup>.**

- Went through budget narratives.
- Will hold another session prior to the March board meeting.

### **MEMBER REQUESTS**

- 3430 Edgewood – Owner concerned about having Maple tree cut down. Landscape Committee reevaluated tree and it has been placed lower on the list for removal at some point in the future. It is not causing problems at this time.

### **MANAGER REPORT – Report on file**

- No sales in January. Discussion on sales trends, pricing units that we own, etc.
- Rental units – average rent prices discussed.
- Terri and Colin attended a meeting with the City of Ann Arbor Water Quality managers and obtained information regarding the Sanitary Sewer System Flow Monitoring and Wet Weather Evaluation project. Pittsfield Village was selected as a monitoring site for water collection and a Crest Gauge will be set up near Whitewood and Packard.
- Colin retrieved storm sewer maps from the city and he and Tim have been collecting and entering data regarding our sewer system.
  - We should continue reminding residents not to flush un-flushable items.

### **CONTINUING BUSINESS - none**

**NEW BUSINESS**

- Roto Rooter invoice will place us over budget. Terri asked for approval to code it from Future Funding to cover this bill. The board agreed this was reasonable. Issues like this must first be pre-approved.
- RTA contract: this was signed and they are prepared to begin writing specifications. Terri will make contact to clarify next steps.

**ADJOURN TO EXECUTIVE SESSION— 7:51 pm**

**EXECUTIVE SESSION**

**NEXT BOARD MEETING:** March 22, 2013.

Respectfully submitted by Tracy L. Vincent