

**Pittsfield Village Condominium Association
Board of Directors Meeting
Friday, June 14, 2013**

MINUTES

Pittsfield Village Board Members Present:

Aaron Pressel
Jessica Lehr
Sarah Deflon
Frank Lotfian

Board Members Absent: Kat Irvin

Kramer-Triad Management Group: Terri Leirstein and Colin Breed.

Co-op Board Absent: Betsy Hunsche.

Co-op Board Present: Brian Rice and Lisa Lemble

Committee Chairs Present

Darleen Boynton
Barbara Scoville
Margarita Garcia-Roberts

Co-owners present:

Dawn Scholle, new owner of unit which was sold with an existing satellite dish on the roof. The language is not clear on the policy. New owner does not think she is responsible for removal of the dish and cost related. The issue will be placed on the agenda for further discussion.

Noah Hurwitz of 2260 PW attended to discuss the pesticide/herbicide application in Pittsfield Village. His family is concerned with the effect on pets and children. Currently the Association does 2 applications per year. The committee has explored going all-natural/organic. The cost is much more. The committee is willing to explore this further. Environmental effects need to be considered. Health effects need to be considered. Barbara Scoville, Landscape Committee Chair suggested we research all of this beginning with the July meeting.

2604 PF stained glass door dispute: asked for consideration on replacement door. This was discussed at the M&M Meeting and there was no resolution made. It seemed that majority the thought that the policy needs review and revision. At this time in the community, there doesn't seem to be uniformity as it pertains to doors and windows. Motion by Jessica to approve door request as it stands. Frank seconded motion. Motion passed.

CALL TO ORDER: 6:30 pm by Aaron Pressel

AGENDA APPROVAL:

- Add issue of outdoor pets to New Business.
- Co-owner dish issue should be added to Member Requests.
- Move Member Requests to earlier in the agenda.
- Motion to approve amended agenda. Frank made a motion, which Sarah seconded. Motion approved.

APPROVAL OF MINUTES FROM APRIL

- Motion to approve as presented made by Sarah, supported by Frank Lotfian. Motion passed.

COOPERATIVE BUSINESS

- No FHA update at this time.
- 59 in the co-op to date.
- Jack Boyasian's contract: Terri suggested that the 2 boards discuss this. We extended the conversion deadline and did not convey this to ROA Hutton. Should he get a percentage of what is being held at this point? Lisa Lemble motioned that the cooperative association release the entire escrow balance received by co-op owners through April 30th, 2013. To be released to ROA Hutton upon full acceptance of an accounting given to them. This will not affect any current agreements in place. Motion seconded by Brian Rice. Motion carries.
- Jessica motioned that the condo board supports the co-op board in their decision, See above; and to instruct the attorney to take the decision from the co-op board and follow up with ROA by way of a written response. An amendment will not be accepted at this time. Frank supported. Motion carries.
- Terri will reach out to the 22 units who are contributing to the conversion escrow account.

- Water metering map was reviewed. Colin has the next step plan in place and is waiting for the proposal from Hutzel Plumbing.
- Frank gave indication that we may be eligible for a grant for this work. Frank will get more information to the rest of the board in order for us to pursue.

COMMUNICATION COMMITTEE

- Kelsey King is the new Chair and is taking the lead on Facebook updates.
- Darleen is taking the lead on the Newsletter.
- 9 "likes" on Facebook in the last month.
- Meet and Greet event held on June 13, 2013. About 25 people attended.
- City Guide advertising: A new ad is being designed by Karen Tuttle, the newsletter designer. Cost \$70

LANDSCAPE COMMITTEE-report on file

- An owner on Richard had serious concerns about tree removal in the area.
- Trees are now re-assessed before they are removed.
- The flower giveaway was a success.
- Board liaison will now be Frank Lotfian.

MODIFICATIONS AND MAINTENANCE COMMITTEE-report on file

- The committee had a discussion on paint fumes and other "smells" and how they affect neighboring units. Further discussion tabled to a future meeting.

FINANCE COMMITTEE-report on file

- One CD was transferred into the Operating Account.
- The committee approves and recommends 3 contracts for board review and approval.

BOARD-APPROVED MOTIONS THROUGH EMAIL

- Approved \$875 invoice for gas line replacement for 3412 Oakwood to be paid from Future Funding – General Funding Reserve account.
- Approved \$1,098 Roofing Technology Associates for the Replacement Specs & Bid

COMMITTEE REPORTS**AD-HOC COMMITTEE**

Assistance work from Future Funding – Roofing account.

PLANNING SESSION

- Aaron will host the next one.

MEMBER REQUESTS

- Satellite dish on roof: discussion. Motion to deny request and keep policy language. Frank supported. Jessica did not agree. Motion carried.

MANAGER REPORT – report on file

Supreme Decks: there had been complaints received about their deck building division. We are not sure about renewing their power washing and staining contract. Terri will draft a letter to them.

CONTINUING BUSINESS--none

NEW BUSINESS

- Approve RD Kleinschmidt proposal for overhang ventilation \$21,450: Motion by Sarah, seconded by Frank. Motion carries.

- Approve DCAM contract for concrete \$8,610: Motion by Jessica, seconded by Sarah. Motion carries.

- Approve Greenscape Systems proposal \$10,363.20: Motion made by Frank, seconded by Jessica. Motion carries.

- Projector and screen purchase: We want to go paperless as much as possible. Terri to move forward with projector purchase and email board pack information vs. delivering binders.

- Environmental stewardship—future discussion.

- PETS and the bylaws: based on complaints, we need to publish an article in the newsletter.

ADJOURN TO EXECUTIVE SESSION— 9:01 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: July 26, 2013

Respectfully submitted by Tracy L. Vincent