

**Pittsfield Village Condominium Association
Board of Directors Meeting
Friday, August 23, 2013**

MINUTES

Pittsfield Village Board Members Present:

Aaron Pressel
Jessica Lehr
Sarah Deflon
Frank Lotfian
Kat Irvin

Board Members Absent:

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

Co-op Board Absent: Brian Rice

Co-op Board Present: Lisa Lemble and Betsy Hunsche

Committee Chairs Present

Darleen Boynton
Margarita Garcia-Roberts
Gwen Gilbert
Barbara Scoville

Co-owners present: Noah and Lizzy Hurwitz presented their petition which collected 99 signatures against the use of pesticides in Pittsfield Village.

CALL TO ORDER: 6:30 pm by Aaron Pressel

AGENDA APPROVAL

- Member request moved to Landscape Committee item.
- Kat motioned to move Landscape committee to be first on agenda under Committee Reports.
- Jessica motioned to approve agenda as amended. Sarah seconded. Motion carries.

- 3 units are in the process of take-back.
- Funds were sent to Jack Boyasian. They have requested monthly payments from now on. The board expressed concerns with the good faith if we need another extension.
- ROA Hutton has some lenders lined up to help with conversions.
- ROA Hutton will provide remaining deferred group owners with HUD statements and a letter with conversion information.

APPROVAL OF MINUTES FROM JULY

- Motion to approve made by Frank and seconded by Sarah. Motion carries.

COOPERATIVE BUSINESS

- 2 closings bringing the co-op to 53.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE-report on file

- Discussion on establishing some guidelines on rear garden beds.

- Tree removal and plantings: The next list of trees will be checked before planned removals are confirmed.
- Terri is working with Les from Superior Landscaping to determine where the budgeted tree replacements will be planted. Tim will put them on a map for the committee to review.
- Back to Nature made a presentation to the committee as did Creating Sustainable Landscapes, LLC regarding alternative organic lawn treatments.
- Committee discussed whether or not to schedule the fall weed & feed application.
- The committee needs more time to come up with an alternative, if possible.
- Jessica motioned to not apply pesticide application to the lawn in the fall. Sarah seconded the motion. 2 members objected. Motion did not carry.
- Kat motioned to contact the experts and postpone the fall lawn application until data is collected and presented to the board next month for a decision. Frank seconded. Motion carries.
- Terri will make sure that Back to Nature does not come out unannounced to do an application.

COMMUNICATION COMMITTEE

- Newsletter, Facebook and website are going well.
- Pooch Plunge on schedule for September 4th.

MODIFICATIONS AND MAINTENANCE COMMITTEE-report on file

FINANCE COMMITTEE-report on file

- No August meeting
- Audit will be ready by the September meeting.
- Committee needs additional members
- CD transfers complete.
- Future funding is at \$273,580.25. Accounting at KT has suggested moving \$100,000 out of Pacific Premier and into a new account at Flagstar in order to bring the balance within the FDIC guidelines. Motion

made by Jessica, Sarah seconded. All in favor. Motion carries.

- Additional \$150,000.00 will be deposited into the existing PV Funded account as the 6 PV funded units convert will eventually put this account over the FDIC insured limit. Discussion on where to put these funds and what they should be allocated for. This issue will be discussed at the next Finance Committee agenda.

AD-HOC COMMITTEE

- Water service line work will begin next week on Norwood.

BOARD-APPROVED MOTIONS THROUGH EMAIL- None

PLANNING SESSION - None

MANAGER REPORT – report on file

- No major concerns. Explanations given on delinquencies and income balances.
- Painting project ended today. A walk through will happen in the next couple of weeks.
- Concrete work has begun this week.
- Action list – all items completed from last month.

CONTINUING BUSINESS

- Reserve Study Update: Jessica asked what a full reserve study cost as opposed to this update. Motion to approve Reserve Advisors' proposal made by Sarah, seconded by Frank. Motion passed.
- Motion to pay for Reserve Study Update out of the General future funding account made by Jessica and seconded by Frank. Motion passed.
- Motion to purchase remaining computer components, not to exceed the remaining budgeted funds, made by Jessica, and seconded by Sarah.

NEW BUSINESS - none

ADJOURN TO EXECUTIVE SESSION— 8:08 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: September __ 2013,

Respectfully submitted by Tracy L. Vincent