

**Pittsfield Village Condominium Association
Board of Directors Meeting
Friday, April 28, 2014**

MINUTES

Pittsfield Village Board Members Present:

Aaron Pressel
Jessica Lehr
Sarah Deflon
Kat Irvin
Frank Lotfian

Board Members Absent:

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

Co-op Board Present: Brian Rice, Betsy Hunsche and Lisa Lemble.

Committee Chairs Present

Darleen Boynton
Gwen Gilbert
Ellen Johnson

Co-owners present:

- Co-owner of 3524 EW, Lowry Mammond, husband of Suzanne LaLonde came to get some information on off-site owners/landlords and the related Leasing restrictions. Manager, Terri, and the Board addressed his concerns.
- Nan McBride came to observe.
- Cheryl Sugarman came to observe.

CALL TO ORDER: 6:40 pm by Aaron Pressel

AGENDA APPROVAL:

- M&M or New Business: sump pump proposal to review.
- Motion to approve agenda as amended made by Jessica, seconded by Frank. Motion carries.

APPROVAL OF MINUTES FROM MARCH

- Motion to approve as written made by Frank, seconded by Jessica. Motion carries.

COOPERATIVE BUSINESS UPDATE

- This is the 3rd meeting to vote on items discussed regarding the conversion process.
- As of today there are 40 left in the Cooperative.
- 20 will close by the end of April and into May.
- Flagstar bank is moving forward with their loans.
- Cooperative approved budget is being mailed this week.
- Monthly fees went up because of the cooperative having fewer units.

- 4 no-contacts still. They have received a letter from the attorney. Jessica asked if the board should try to make personal contact.
- 9 potential hardship considerations.
- 1 for sale
- 3 village owned units
- 3 NCB owned units
- 6 units with varying issues.

Motion to accept the budget through July was made by Betsy, seconded by Lisa. Motion carries.

COMMITTEE REPORTS

COMMUNICATION COMMITTEE

- Meeting was cancelled due to lack of quorum
- Pool Party July 26
- May newsletter is coming out soon. Darleen contributed most of the content, as she has done many times in the past.
- Ads have been designed and we will move forward with advertising.
- 2015 will be the 70th Anniversary of PV. Plans will begin soon.
- Press Release: no fertilizer use in the community. Who to release it to was discussed. Darleen has done a lot of work and research on this. Lizzy Hurwitz wrote an article for our May newsletter.

LANDSCAPE COMMITTEE-report on file

MODIFICATIONS AND MAINTENANCE

COMMITTEE-report and minutes on file

- Pool furniture (chairs) will be purchased
- Smoke alarm codes discussed.
- City of Ann Arbor's footing drain disconnect program discussed.
- Darleen announced that she will be moving off-site.
- Ellen Johnson will take over as Committee Chair.
- Aaron extended a hearty THANK YOU from the Board to Darleen for her many years of service to the Community.
- Aaron thanked Ellen for taking over.

- Paint colors have been chosen and a mailer will go out next week. June 2
- May 21st deck staining will be complete.

FINANCE COMMITTEE-report and minutes on file

- Meeting was cancelled.

BOARD-APPROVED MOTIONS THROUGH EMAIL

- AIAI Insurance renewal was approved for the condominium association.

PLANNING SESSION

- Conversion deadline and wind-down period.

MEMBER REQUESTS -- none

MANAGER REPORT – report on file

- Terri highlighted each area of the report
- Water service line project:
 - City ran out of meter horns, causing a delay.
 - Soil is too wet right now to treat/repair the landscaping or allowing heavy equipment onto the lawn.
 - Aaron asked Terri to notify affected residents of the delay.
 - Aaron explained this project to visitors at the meeting.
- RTA's engineer was on-site today and crawled around inside attics with Colin. Roof specifications will soon be complete and the project can go out for bid.

CONTINUING BUSINESS

- Expiring CD's: discussion.
 - Aaron suggested moving them to PPB to get the .75% for 2 years. Jessica motioned to do this. Frank seconded. Motion carries.
- Annual Meeting: May 13

NEW BUSINESS

- Pest Control Contract
 - Lower price for a 1 year contract. Motion to approve made by Jessica, seconded by Sarah. We will try to

negotiate for at least a flat rate in a few months.

- Colin explained in great detail the proposal offered to us (only 5 communities were made this offer) by Perimeter LLC. They have offered to install 24 sump pumps at various addresses here, prioritized by Colin Breed.
 - Access and cooperation from co-owners is a concern.
 - Who will be responsible for the sump pump maintenance in the future? The co-owner will be responsible for repair and maintenance.
 - Terri will email the proposal to the board for review.
 - A decision should be made fairly soon.
- Flower giveaway May 17
- Spring walk scheduled for June 1

- Motion to approve the Perimeter proposal for the buildings listed on the email. Sarah seconded. Motion carries.

- Chrysler wants to “borrow” our truck to run some emission tests. They will lend us a replacement with a full tank of gas, and give us \$200.00. Sarah motioned to accept their offer and Frank seconded. Motion carries.

ADJOURN TO EXECUTIVE SESSION— 8:20 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: June, 2014
(the annual meeting will be held in May)

Respectfully submitted by Tracy L. Vincent