

**Pittsfield Village Condominium Association
Board of Directors Meeting
Thursday, September 25, 2014**

MINUTES

Pittsfield Village Board Members Present:

Aaron Pressel
Kat Irvin
Frank Lotfian
Zach Bloomfield

Board Members Absent: Sarah Deflon

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

Co-op Board members present:

Committee Chairs / Members Present: Gwen Gilbert

Co-owners present: none

CALL TO ORDER: 6:37 pm by Aaron Pressel

APPROVAL OF MINUTES FROM AUGUST

Motion to approve as presented made by Zach and seconded by Kat. All in favor; motion carries.

AGENDA APPROVAL

Add to New Business: update on RTA bidding process.

Add to Member Requests: 2354 PW

Table the Comcast contract renewal discussion.

Motion to approve as amended made by Kat, seconded by Frank. All in favor; motion carries.

COOPERATIVE BUSINESS UPDATE

- 7 units left in the cooperative
 - 2 NCB – no movement with these
 - 3 are for sale
- NCB vs. Village Cooperative Homes
 - Jeff Witlatch attended a deposition.
 - They seem to want to settle out of court.

COMMITTEE REPORTS

COMMUNICATION COMMITTEE

- Darleen has resigned from the committee
- There are now no members
- Regular community events will go on, as will the newsletter.
- 70th anniversary celebration?

LANDSCAPE COMMITTEE-report on file

- Barbara Scoville has resigned from the committee and as Chair of this committee.
- Lizzy Hurwitz has expressed interest in chairing this committee, but is not currently a member.
- Budget has been utilized to the maximum this season
- Tree plantings and additional removals: motion to accept planting bid of \$7200.00 made by Frank, seconded by Zach. All in favor; motion carries. Motion to accept removal bid of \$2220.00 made by Frank and

seconded by Kat. All in favor. Motion carries.

MODIFICATIONS AND MAINTENANCE COMMITTEE-report and minutes on file

FINANCE COMMITTEE-no meeting held

- Darleen resigned from the committee
- Can a board member liaison vote at a committee meeting?
- Can a board member step in as a voting member should there not be quorum?
- Zach suggested perhaps offering a “financial advisor” roll to the current chairperson and dissolving the committee, if membership numbers remain low (by December). Discuss further in January.
- Zach will write an article for the October newsletter.

BOARD-APPROVED MOTIONS THROUGH EMAIL

- Board unanimously approved \$52,829.01 from the PV funded reserve for the hardship land contract conversion of 2255 Parkwood.

MEMBER REQUESTS

- 2354 Parkwood expressed concern about the renovation of the nearby strip mall and increased traffic. We will invite the developer to a future meeting.

MANAGER REPORT – report on file

CONTINUING BUSINESS

- fire pits: Aaron would agree with whatever the committee comes up with. This issue will have to go back to committee for discussion.
- Exterior door replacement specifications reviewed by the board. Kat took notes to bring back to the committee for editing.

NEW BUSINESS

- 2014 Audit: motion to approve the audit for both the condominium and cooperative, made by Kat, seconded by Frank. All in favor; motion carries.
- JB Construction’s chimney repair proposal: plan to do as many as budget allows. Motion to approve chimney rehabilitation not to exceed \$11,500.00. Frank seconded. All in favor; motion carries.
- TDS telephone: Kat motioned to accept the contract proposal with the lease to buy option on the phone equipment. Frank seconded the motion. All in favor. Motion carries.
- RTA bidding process: 6 contractors will attend. The recommendation will go back to committee for them to review for final approval of the Board.
- Playground lighting proposals
 - Committee has discussed on two occasions.
 - Issue can be the subject of a “what do you think” article for the newsletter. Frank will write this article and send it to Terri.
 - We want to have strong support to spend this amount of money, approximately \$40,000.00.

ADJOURN TO EXECUTIVE SESSION— 8:08 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: October 23, 2014

Respectfully submitted by Tracy L. Vincent