

**Pittsfield Village Condominium Association
Board of Directors Meeting
Thursday, October 23, 2014**

MINUTES

Pittsfield Village Board Members Present:

Kat Irvin
Zach Bloomfield
Sarah Deflon

Board Members Absent:

Aaron Pressel and Frank Lotfian

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

Co-op Board members present: Lisa Lemble and Betsy Hunsche.

Committee Chairs / Members Present: Gwen Gilbert and Azita Shahrestani

Co-owners present: none

Guest: Barry Margolis from Margolis Nursery (our snow removal contractor)

1. Information given to the Board about the salt industry, its shortage and prices that will increase quite a bit—up almost 2% for the bulk salt for streets.
2. He has preordered a lot of salt already. We would pay \$160 per ton. His cost is \$139 per ton. Best guess of what we need is 150 tons (~\$24,000.00).
3. Our usage for ice melt last year was 1,321 bags.
4. Our price is \$8.50 per bag for the blended ice melt.
5. Asking the Board to prepay for salt that we think we will use, because he has preordered and prepaid for it.
6. Per push pricing did increase as did the seasonal contract pricing (10%) with a 3 year contract and price freeze.

CALL TO ORDER: 6:30 pm by Sarah Deflon

**APPROVAL OF MINUTES FROM
SEPTEMBER**

Motion to amend the playground lighting proposal made by Zach to change “has not approved on two occasions” to “have discussed on two occasions”.

Kat seconded motion to edit change in minutes.

Motion passed.

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

AGENDA APPROVAL

Add Barry Margolis to speak before Cooperative update.

Motion to approve agenda with this addition made by Zach and seconded by Kat. Motion carries.

COOPERATIVE BUSINESS UPDATE

7 left in the cooperative. After tomorrow, there will be 6.

Law suit: both boards agreed to settle based on what the insurance company proposed. Our attorney offered NCB \$15,000 and they did not accept it. We are waiting for their counter offer.

COMMITTEE REPORTS

COMMUNICATION COMMITTEE

- Suggestion by Terri asking that Sarah write an article to drum up participation.
- Change the name to Events and Communications.

LANDSCAPE COMMITTEE-report and minutes on file

- Gwen would like to apply for chair of the committee.
- There are other interested parties.
- Changing meeting date to the 1st Thursday of the month.
- Fall walk November 1st.

MODIFICATIONS AND MAINTENANCE COMMITTEE-report and minutes on file

- Insulation requests are still coming in.
- Assessment of playgrounds ongoing.
- Pool entrance concrete sidewalk repairs to begin soon.
- Roofs: Bathroom vents fan and ventilation issues found by roofers and brought to management attention. Committee recommendation to past compliance cost to co-owner. Committee would like the board to approve this.

FINANCE COMMITTEE

- The committee has not met for 2 months.
- There is at least 1 interested member.

BOARD-APPROVED MOTIONS THROUGH EMAIL

- 3505 EW drywall repairs approved.

PLANNING SESSION – not held

MEMBER REQUESTS

- 2826 WW would like a letter sent to the City from the community. Darleen will write the letter and the board and management will review and put on letterhead and mail.
- October 7th planning commission meeting—Margarita attended this meeting and reported some details back to the board. She will attend a future meeting.

MANAGER REPORT – report on file

Upcoming projects:

- Playgrounds
- Roofing
- Pool Entrance and fence
- Water service lines: there was an issue near 2404-2406 that has been made a priority.
- Concrete repairs will begin November 4th.

Building painting has been completed for the season.

Twenty four sump pumps were installed. There may be more funds from the city to install more in the near future.

CONTINUING BUSINESS

- Comcast contract renewal: was told that the offer was only valid through October. Zach moves to table the issue. We still have 2 years left in our current contract. Kat and Sarah think we should tell them to come back with a better offer. Table to discuss with all 5 board members at a planning session. Kat would like a response sent to Comcast soon.
- Comcast representative would like to solicit door tags and advertise in the newsletter. Board approved a personal introduction in the newsletter, but no flyers in the community. Sponsorship of a holiday mitten tree is also approved.

NEW BUSINESS

- Citi Roofing Bid:
 - Motion by Kat that we approve the bid to include the insulation and the money be used from this year's reserve contributions. Zach seconded the motion. All in favor. Motion passes. Aaron Pressel approved via email.
- DCAM concrete bid:
 - Zach moved to approve the DCAM proposal presented, absent the color. Kat seconded. Motion passes. Hopefully it could be done in

November. If not, then it will be done in the spring.

- Volunteer of the Year Award will be discussed at the planning session.

ADJOURN TO EXECUTIVE SESSION— 8:10 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: December 4, 2014

Respectfully submitted by Tracy L. Vincent