

**Pittsfield Village Condominium Association  
Board of Directors Meeting  
Thursday, January 15, 2015**

**MINUTES**

**Pittsfield Village Board Members Present:**

Kat Irvin  
Zach Bloomfield  
Aaron Pressel

**Board Members Absent:** Frank Lotfian and Sarah Deflon

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

**Co-op Board members present:**

**Committee Chairs / Members Present:**

Margarita Garcia-Roberts  
Gwen Gilbert  
Darleen Boynton

**Co-owners present:** none

**CALL TO ORDER:** 6:30 pm by Aaron Pressel

**APPROVAL OF MINUTES FROM December**

Strike last 3 sentences under Agenda Approval.  
This was reflected later in minutes.  
Motion to approve the minutes as amended was made by Zach, seconded by Kat. All in favor.  
Motion carries.

**AGENDA APPROVAL**

Terri has one addition to Executive Session agenda.  
Motion to approve agenda as amended made by Kat, seconded by Zach. All in favor. Motion carries.

**COOPERATIVE BUSINESS UPDATE**

NCB vs. Village Cooperative Settlement agreement: \$25,000 paid by AIAI. They agreed to sell us the unit at 2633 Pittsfield for the balance owed. We have listed it for sale. The conversion will be completed upon closing. This leaves 3 units in the Cooperative. Two are owned by NCB and one is

currently in legal to become a take back unit. This one will be listed for sale as soon as possible.

**COMMITTEE REPORTS**

**FINANCE COMMITTEE** – The meeting is scheduled for January 20<sup>th</sup>. Minutes will be included with the February board packet.

**LANDSCAPE COMMITTEE – minutes on file**  
Kat asked why the subject of a fertilizing survey wasn't placed in the newsletter. Terri explained that the committee determined NOT to do a survey. There was a consensus to move forward with 1 or 2 fertilizer applications. Weed killer will only be applied upon specific request for thistles.

**MODIFICATIONS AND MAINTENANCE COMMITTEE – minutes on file**

Modifications were approved for 2607 Pittsfield, 2304 Pittsfield, 2836 Pittsfield and 2278 Pittsfield.

There was discussion regarding future policy regarding fire pits. The committee is researching and will propose a policy to the board for consideration. Discussion continued regarding Solar lighting applications in the playground areas. There continues to be concern that activity is occurring after dark and lighting might deter this.

### **EVENTS**

Darleen suggested that a historical article on both Fair Housing and how/why the Village was built be in a future newsletter.

Pittsfield Elementary sent a thank you card to us for our donations from our Mitten Tree Drive, sponsored by Comcast.

Following event dates were set or discussed:

Flower Giveaway: May 16th

Yard Sale: June 6th

Pool Party: we are waiting to hear from George Bedard. Terri suggested July 18 or 25.

Annual Meeting: May 12th. There was a discussion about how to get more people to attend the annual meeting.

70<sup>th</sup> Anniversary discussion – Discussion to include historical articles for the rest of the year in preparation leading up to 2016.

### **BOARD-APPROVED MOTIONS THROUGH EMAIL**

Approval of Village Cooperative settlement agreement with NCB - Unanimous.

Change of board meeting date from January 22<sup>nd</sup> to January 15th - Unanimous

### **PLANNING SESSION – none held**

### **MEMBER REQUESTS**

Solicitation from a resident involved in a non-profit organization. The board agreed not to donate, but offer resident a spotlight in the newsletter as long as it reflects how Pittsfield is related to the organization.

### **MANAGER REPORT – report on file**

Terri posed the question to the board whether they would consider transferring unspent Reserve Funds to Future Funding at end of the fiscal year. There are 60 more sump pumps slated for installation as Perimeter, Inc. has more funding available.

### **CONTINUING BUSINESS**

Committee Membership Guidelines: Terri wrote up a draft of a potential policy. Kat motioned to approve the proposed policy. Discussion. Zach seconded. Motion carries.

Exterior Door Specifications have come back to the board again for discussion. This issue has been on the table for 2 years and revisions of the specs have gone back and forth for 3 months. The Board did not come up with a consensus.

### **NEW BUSINESS**

Arbor Valley Tree Removal Proposal: 26 trees approved for removal. The tree at 3468 Richard was put on hold and so was another tree, which will be taken care of by Superior Mow and Snow instead. Arbor Valley proposal with adjustment: \$26,300.00 Motion to approve this proposal was made by Zach, seconded by Kat. All in favor. Motion passed.

Discussion pertaining to last month's co-owner request / tree removal dispute. Terri has been collecting data about damage caused by trees high on the removal list. Owner should receive a written response from the board.

**ADJOURN TO EXECUTIVE SESSION—8:35 pm**

### **EXECUTIVE SESSION**

**NEXT BOARD MEETING:** February 26, 2015

Respectfully submitted by Tracy L. Vincent