

**Pittsfield Village Condominium Association
Board of Directors Meeting
Thursday, April 23, 2015**

MINUTES

Pittsfield Village Board Members Present:

Kat Irvin
Aaron Pressel
Sarah Deflon
Frank Lotfian

Board Members Absent: Zach Bloomfield

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

Co-op Board member present: Betsy Hunsche

Committee Chairs / Members Present:

John Sprentall
Linda Turbin
Margarita Garcia-Roberts
Lizzy Hurwitz

Co-owners present:

Linda Linton – concerns with the petition regarding community-wide pesticide use.
Response from the B of D is to bring this issue back to the Committee and reassess.

CALL TO ORDER: 6:33 pm by Aaron Pressel

APPROVAL OF MINUTES FROM March

- Motion to approve minutes as written was made by Sarah, seconded by Frank. Motion carries.

AGENDA APPROVAL

- Move member requests to the top of the agenda. Motion to make change made by Kat, seconded by Frank. Motion carries.

MEMBER REQUESTS

- 2838 Pittsfield – Landscape and Pesticide position: Linda Turbin's biggest concern is the look of the community and how many weeds there

will be if we never treat the lawns again. Spot treating is currently available upon request. There has been a fertilizer application, but not a pesticide. The committee is considering a survey. This is still under discussion.

COOPERATIVE BUSINESS UPDATE

- We have closed on two units. There are two left. NCB has given us permission to list the last two units. Once we get an offer we will communicate the offer(s) to NCB. Some upgrades will be done.
- Legal action moves forward to collect fees on these units.

COMMITTEE REPORTS

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

- Fire pits – review/discussion
- Gutter proposals
- JPC Plaster
- Pristine Pools
- Pool Heater discussion
- Supreme Deck
- Information Table at Annual Meeting
- Basements as living space- Terri is trying to arrange a Q&A with Housing Inspector.

LANDSCAPE COMMITTEE – minutes on file

- Lots of requests this month.
- Agreed to add \$1500 to budget for spot Thistle treatment
- Sign for Tree Nursery has been ordered
- No community Garden was approved.
- Raised Garden Beds was discussed.
- Flower Box Contest.

FINANCE COMMITTEE

- No quorum at meeting this month.
- Reviewed discussion items.
- Proposals were reviewed.
- Still trying to recruit members to the committee.

EVENTS

- Newsletter: Sarah will write an article
- Ann Arbor Chamber of Commerce – membership renewed.
- A2 Chamber Directory Ad-renewed.

BOARD-APPROVED MOTIONS THROUGH EMAIL - none**PLANNING SESSION -none****MANAGER REPORT – report on file**

- Aaron questioned items that are showing as “over” budget. Terri explained that the money is there in the Operating account.

- Colin gave an update on the Sump Pump Project. More notice should be given to residents.
- Water Service Lines: Colin received an update map. Will start again on the south side.
- Re-grading. Les wants to do this in the fall.
- Paint selection project is underway.
- Decks will be done soon also.

CONTINUING BUSINESS

- AIAI Insurance Renewal –
 - Michigan Insurance Group will not insure us without major upgrades.
 - We will start the bid process several months in advance next year.
 - Motion to accept AIAI proposal of \$50,045.78 was made by Sarah and seconded by Frank. Motion carries.
- 2015-2016 Budget Approval
 - Kat would like to see more money in the Landscape Budget next fiscal year. There will be more to work with after the tree removal list is complete.
 - Changes since the last review:
 - \$1500 added to fertilizer and weed control.
 - Kat motioned to approve the 2015-16 budget as presented. Sarah seconded. Motion carries.

NEW BUSINESS

- Allied Gutter Proposal: 3 buildings for \$2283.00. Motion made by Frank to accept the proposal. Sarah seconded. Motion carries.
- JPC Plaster and Drywall Proposal: motion to approve 3 bids at \$2,600.00 and 1 at \$1,800.00. Made by Kat, seconded by Frank. Motion
- Pristine Pool Proposal: for a New Pool pump and filter sand change: motion to approve made by Frank, seconded by Kat. Motion carries.

- New Copier Proposals: Motion to approve the contract proposal with University Office Technologies made by Kat and seconded by Sarah. Motion carries.
- Flower Giveaway: Comcast offered to bring the Root Beer Floats
- Annual Meeting Planning:
 - Comcast will provide cookies
 - Committee Accomplishments will be presented by chairs at the A.M.

ADJOURN TO EXECUTIVE SESSION—8:05 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: June 25, 2015

Respectfully submitted by Tracy L. Vincent