

**Pittsfield Village Condominium Association  
Board of Directors Meeting  
Thursday, June 25, 2015**

**MINUTES**

**Pittsfield Village Board Members Present:**

Kat Irvin  
Aaron Pressel  
Sarah Deflon  
Cindy Samoray

Board Members Absent: Zach Bloomfield

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

**Co-op Board member present:** Brian Rice and Lisa Lemble

**Committee Chairs / Members Present:**

John Sprentall

**Co-owners present:**

Dr. David Lyman: memorandum on record. Issue of concern is pertaining to wood preservation at the time of painting in the community.

**CALL TO ORDER:** 6:32 pm by Aaron Pressel

with \_\_\_\_\_

**APPROVAL OF MINUTES FROM April**

- Motion to approve the minutes was made by Sarah, and seconded by Cindy. All in favor. Motion carries.

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Terri invited Brian Rice to sit in.

- FHA financing now?
- Each unit needs to be deeded.
- We did settle with NCB.

**AGENDA APPROVAL**

- Addition to New Business: Schultz and Associates Audit Quote for review.
- Motion to accept as amended made by Sarah, seconded by Cindy. All in favor. Motion carries.

**COOPERATIVE BUSINESS UPDATE**

- 100% converted now!
- Bayview Loan Servicing LLC vs. Village Cooperative Homes:
- Dissolution plan and FHA recommendation. At 1:00 pm on June 26<sup>th</sup> there is a conference call

**COMMITTEE REPORTS**

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

- 6 requests. 5 were approved.
- Decided that fire pits should not be permitted
- Pool heater will be pursued.
- Approved roofing proposals
- Approved pool company contract.

- John Sprentall wants to meet with the city inspector to ask several questions. Terri has a contact.

#### **LANDSCAPE COMMITTEE – minutes on file**

- Many modifications were reviewed and approved.
- There was quite a bit of Fertilizer and Herbicide conversation at the June meeting. Where do we go from here? When the committee comes to a consensus, they will bring their suggestion(s) to the Board.
- Flowerbox contest deadline: July 25, 2015.

#### **FINANCE COMMITTEE**

- No May meeting held

#### **EVENTS**

- Observer Ad was renewed
- Facebook – John Sprentall has volunteered to set up a group and see how it goes.

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

- Cooperative Board: Unanimous approval of 2822 WW's \$70K cash offer.
- PV Board: unanimous approval to correct budgeting error of \$30, 200 to be added back into the budget to bring net budget to zero (\$0).

#### **PLANNING SESSION - none**

#### **MEMBER REQUESTS**

- 2392 Lyman  
Aaron brought up the idea of siding and when it is best to do siding. When roofing happens? When painting happens?

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

- Y/E report recap
- May month-end report recap

#### **CONTINUING BUSINESS -- none**

#### **NEW BUSINESS**

- Exterior storage unit specifications – motion made by Kat to adopt the policy, with Sarah seconding. All in favor. Motion carries.
- Specifications for raised beds – a motion was made by Cindy to approve the proposed specs, was seconded by Sarah. Motion carries.
- Pristine Pools contract renewal – Kat motioned to accept the contract renewal. Sarah seconded. Motion carries.
- RTA roofing proposal - \$15,000.00: motion by Sarah to accept the proposal, seconded by Cindy. Motion carries.
- Citi Roofing proposal – recommended by RTA. Motion to accept the bid for 9 additional buildings was made by Kat and seconded by Sarah. Motion carries.
- Mastercraft Proposal for painting cedar shakes - \$6,600 for 10 buildings: Motion made by Cindy to accept the proposal, and seconded by Sarah. Motion carries.
- DCAM – concrete work: \$17,412.00. this amount is more than what is budgeted. Colin and Tim will look it over to see if any of this can be removed to lower the price. Tim will be asked to prioritize. Approval deferred.
- Pool Party – July 25, 2015
- Schultz and Associates Audit. \$3,500.00 for the condominium. \$1,500.00 for the cooperative. Motion to accept the audit proposal made by Cindy, seconded by Kat. Motion carries.

**ADJOURN TO EXECUTIVE SESSION—8:10 pm**

#### **EXECUTIVE SESSION**

**NEXT BOARD MEETING:** July \_\_, 2015

Respectfully submitted by Tracy L. Vincent

