

**Pittsfield Village Condominium Association  
Board of Directors Meeting  
Thursday, September 3, 2015**

**MINUTES**

**Pittsfield Village Board Members Present:**

Kat Irvin  
Aaron Pressel  
Cindy Samoray  
Zach Bloomfield

Board Members Absent: Sarah Deflon

Associa / Kramer-Triad Management Group:  
Jeff Gourlie, Thayer Moran, Tracy Vincent and Colin Breed.

**Committee Chairs / Members Present:**

Margarita Garcia-Roberts  
Ellen Johnson  
Brian Rice  
Lisa Lemble

**Co-owners present:** Connie Tennant approached the board with her plans to sell the unit. Copies of the realtor information were received. Wanda and Jeff will work with Connie about the sale of the unit and the land contract.

Emily Elliott 2632 WW: requesting a pool party of about 20 people this Sunday.  
Conclusion-the owner is responsible for all of her guests.

Linda Linton

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

**APPROVAL OF MINUTES FROM July**

Motion to approve the minutes as written was made by Cindy and seconded by Kat. Motion carries.

**AGENDA APPROVAL**

Add POOL to New Business.  
Shave 15 off the agenda. End time 8:00 pm  
Motion to approve the agenda as presented was made by Kat and seconded by Zach.  
Motion carries.

**COOPERATIVE UPDATE**

Documents are in the signature phase. Brian will sign documents tonight. Monies left will be transferred to the condominium association. Another CD or similar account will have to be opened.  
There is a Bayview Mortgage legal issue that could potentially delay this, but we are trying to wrap this up.  
There is a 12 month grace period.

<b>COMMITTEE REPORTS</b>
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**FINANCE** – not present

**LANDSCAPE COMMITTEE** – minutes on file

- Committee is still working on the survey.
  - Ellen Johnson is helping with the survey.
  - They would like it to go out in October, but this has not been decided.

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

- There were 5 requests this month.
- September 15<sup>th</sup> walkabout: to look at decks, storage units, etc.
- Setting up a meeting with city inspection people. We need a resource and a contact person.
- Gutters: looking for solutions still. In the past they have dealt with landscaping and regarding rather than installing gutters or downspouts. Colin came up with some labor and materials numbers as some guidance on this issue.
- Electric car plug-in stations were discussed. Colin made a contact in the city. DTE also has a program. This will be pursued.
  - Zach mentioned that EV cars are using coal power through the electricity they use and are essentially worse for the environment than gas powered vehicles.

**BOARD-APPROVED MOTIONS THROUGH EMAIL** – Comcast agreement

**PLANNING SESSION** - none

Trying to set up a standing meeting once a month. Lisa expressed concerns about having closed meetings. The Board will reconsider.

**MEMBER REQUESTS**

- Public Planning Sessions – Lisa Lemble

**MANAGER REPORT** – report on file

- Snow removal bids are being secured

**CONTINUING BUSINESS**

- Comcast
  - the original agreement had revenue sharing included in it.
  - The agreement essentially tripled.
  - The agreement has 4 more signatures at Comcast, and then she will present a final agreement for us to sign.

**NEW BUSINESS**

- Reserve Study: are we due? Jeff will follow up on this.
- 2615 Carolyn: trim below threshold rotted. This was discovered when a new deck was being put in. there is a rotten band joist. Colin had a couple contractors bid on the job. Our concrete contractor will look at removing the slab while he is on site doing other repairs. There was a motion made by Zach to approve cost of project not to exceed \$1800.00, seconded by Kat. Motion carries.
- 3501 OW: Concrete add on: pre-approval motion was made by Kat to amend the contract to go up an additional \$800.00. Cindy seconded. Motion carries.
- Colin was advised to spot check / preliminary assessment of band joists, stoops and decking for rot.
- 2416 PF – lawn concern – a response will be written
- Pool extending: thoughts of going another 2 weeks pas Labor Day. We will have to discuss this further and budget for it.

**ADJOURN TO EXECUTIVE SESSION—7:40 pm**

**EXECUTIVE SESSION**

**NEXT BOARD MEETING:** October 22, 2015

Respectfully submitted by Tracy L. Vincent