

**Pittsfield Village Condominium Association  
Board of Directors Meeting  
Thursday, October 22, 2015**

## MINUTES

**Pittsfield Village Board Members Present:**

Aaron Pressel  
Cindy Samoray  
Zach Bloomfield  
Sarah Deflon  
Kat Irvin

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

**Committee Chairs / Members Present:**

John Sprentall, Landscape / M&M Committee  
Darleen Boynton  
Margarita Garcia-Roberts  
Ellen Johnson

OPEN FORUM: Darleen Boynton: proposed package concierge service. Discussion. Kristi will look into it. a waiver would be necessary. We could try it for a trial period. Zach asked to see a sample liability waiver. Kristi will send it to the Board.

**CALL TO ORDER:** 6:33 pm by Aaron Pressel

**APPROVAL OF MINUTES from September 24, 2015**

Motion to approve the minutes as amended (Finance Committee – amend to read, “Membership is not sufficient for quorum”) made by Sarah and seconded by Zach. Motion carries.

**AGENDA APPROVAL –**

Add to New Business: FHA Approval and Comcast update. A motion was made by Zach to approve as amended; seconded by Sarah. Motion carries.

**COOPERATIVE UPDATE**

- No new updates from last month

<b>COMMITTEE REPORTS</b>
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**LANDSCAPE COMMITTEE – minutes on file**

- “Jeb’s” Corner bed: tabled until spring.
- Funds leftover in the landscape budget goes to trees most years. Discussion on what really should be done with leftover budget money.
  - Les and Kristi, on a recent community tour, noticed a couple of sparse areas needing landscape additions.
- This year we didn’t do the fall bulb giveaway. Do we “lose” this money since we didn’t use it?
  - We need to verify the amount of money “budgeted” and where in the budget it was supposedly allocated.

- The committee has plans for plantings.
- Co-chairs: Brian Rice and John Sprentall
- Parjana System was installed in one area of the community.
- Herbicide Survey: the committee should edit it further for board discussion and approval. Cindy suggested that at least a 2/3 approval vote is necessary for action either way.
- Zach is the temporary liaison to the landscaping committee.

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

- John started a PV closed Facebook Page.  
Pittsfieldvillageneighborhoodassociation
- We've had no luck reaching the Housing Dept. Ellen will keep trying.
- Parjana: we'll get 2 in the community for now.

### **FINANCE** – Margarita present

- Will now be called the "Financial Advisory Group"

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

Richard / Edgewood corner bed: work postponed until spring. Request will start from scratch. Current owner who made the request is planning to sell / move.

### **PLANNING SESSION** –

- Held on October 11<sup>th</sup>.
- No decisions were made.
- Future dates will be published when firm.
- Further discussion tabled. Board does agree to hold regular meetings quarterly and participation from association members is not permitted. Observers only.

### **MEMBER REQUESTS** – none

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

- Roofing will start up again in December. 10 buildings will be done.
- Attic Storage article will go into a future newsletter.
- Halloween Party was a great success!!!
- John Sprentall is working on a condo tour for next year.
- FHA approval: cost is \$2,000.00 in legal services to get this accomplished. Motion made by Cindy to accept their proposal. Motion seconded by Sarah. Motion carries.

### **CONTINUING BUSINESS**

- Concrete work was completed.
- Fall clean-up is underway.

### **NEW BUSINESS**

- Snow removal contract: Margolis
  - Multiple year contract or per push?
  - Colin will ask for a proposal for a multi-year price freeze.
  - M&M Committee will meet on November 3<sup>rd</sup> and review contract. They will send their recommendation to the Board for an email vote.
- Parjana groundwater system:
  - The committee discussed this at their last meeting.
  - These systems are \$6200 each.
  - We need these in certain areas because of grading issues and flooding.
  - This needs further planning and budgeting.

### **ADJOURN TO EXECUTIVE SESSION—7:47 pm**

### **EXECUTIVE SESSION**

### **NEXT BOARD MEETING**

*(combined November and December):*  
December \_\_, 2015

Respectfully submitted by Tracy L. Vincent