

**Pittsfield Village Condominium Association
Board of Directors Meeting
Thursday, December 9, 2015**

MINUTES

Pittsfield Village Board Members Present:

Aaron Pressel, Cindy Samoray, Zach Bloomfield, Sarah Deflon, Kat Irvin

Board Members Absent:

Associa / Kramer-Triad Management Group:

Jeff Gourlie, Kristi Charles, Tracy Vincent and Colin Breed.

Committee Chairs / Members Present: Brian Rice

CALL TO ORDER: 6:30 pm by Aaron Pressel

APPROVAL OF MINUTES from October

“John started a PV face book page” should be moved from M&M Committee section of the minutes. (Aaron). Motion to approve change was made by Zach, seconded by Sarah. Motion carries.

AGENDA APPROVAL

New business: add “traffic calming” (Cindy)
Motion to approve as amended made by Kat, seconded by Zach. Motion carries.

COOPERATIVE UPDATE

- Pending lawsuit involving Bayview. They came back with a lower settlement; basically the profit from the sale of the unit. There will be a release agreement—and a blanket release of responsibility is what we expect. Brian Rice commented that this is a cooperative board decision to accept. Kat recommends the proposal be recommended that the coop board accepts the conditional waiver. Cindy seconded motion. Motion carries.
- FHA Approval: no updates.

LANDSCAPE COMMITTEE -- minutes on file

- One request reviewed at meeting
- Survey language. Final draft is ready for board review.
 - Edited draft reviewed
 - In principle, the board liaison and the committee are in agreement at this time.
 - Aaron thinks that the chemical name should be mentioned so that folks can do their own research if they would like to. But, at this time we are surveying the subject of weed control, not what will be applied/used.
 - Kat motioned to approve the survey as presented. Cindy seconded. Motion carries.
 - Implementation will be discussed further. Aaron asked the committee to put the plan together. Printing, mailing, timescale, etc.
 - Sarah made a point of showing her appreciation for all the work the committee put in on this project.
 - An Incentive will be offered for turning in the survey.
- Weed control recommendation
 - Spring weed control recommended. We are stopping

COMMITTEE REPORTS

the temporary suspension on weed control.

- Aaron brought up the fact that it was not budgeted for in the spring of 2016.
- When is it best to apply dandelion control? Crabgrass control? Should we apply in the spring or the fall?
- Motion to resume weed control contingent upon a more thoroughly researched plan on how resumed weed control is implemented. Zach made the motion and Kat seconded. Sarah not in favor. Motion carries.
- Fall walkthrough postponed to spring
- Budget plans will be discussed in January
- Leaf blowing complaints discussed
- Newsletter article about beds will be written
- Shrub choices (pre-approved)

MODIFICATIONS AND MAINTENANCE COMMITTEE – minutes on file

- Committee reviewed the new Mastercraft contract. Aaron would like an official committee recommendation to renew the paint contract.

BOARD-APPROVED MOTIONS THROUGH EMAIL –

- Snow contract (per push) approved via email.

EVENTS –

- Motion to suspend the committee until further notice made by Sarah, seconded by Kat. Motion carries.
- Motion to express the board's desire for other committees consider planning and organizing events relative to their scope was made by Zach. Seconded by Kat. Motion carries.

PLANNING SESSION –

- Motion to plan a standing meeting on future solstice and equinoxes was made by Zach and seconded by Sarah. Motion carries.

MEMBER REQUESTS – none

MANAGER REPORT – report on file

- Water meter numbers will be updated for the next report.

CONTINUING BUSINESS

- Roofing work beginning January 7th: A motion was made by Zach to ask that a recommendation be made by the M&M Committee to the Board considering shake replacement.

NEW BUSINESS

- City of A2 snow removal contract: \$8,500 reimbursement from the city for each "event". Motion to approve the contract, subject to review and confirmation that there are no differences from last year's contract was made by Zach and seconded by Kat. Motion carries.
- Omega construction waiver. Zach motioned to accept signing the waiver so we can release payment to this contractor. Kat seconds the motion. Motion carries.
- Rental unit requirements – clarified
- Sewer stack replacement clarification: this issue will be discussed by committee.
- Traffic calming / speed humps: we are not able to obtain these. Cindy will write something for the newsletter.

ADJOURN TO EXECUTIVE SESSION—8:03 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: January 28, 2016

Respectfully submitted by Tracy L. Vincent