

**Pittsfield Village Condominium Association  
Board of Directors Meeting  
Thursday, January 28, 2016**

**MINUTES**

**Pittsfield Village Board Members Present:** Aaron Pressel, Cindy Samoray, Kat Irvin

**Board Members Absent:** Sarah Deflon, Zach Bloomfield

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

**Committee Chairs / Members Present:** Darleen Boynton, John Sprentall

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

**APPROVAL OF MINUTES** from December. Motion to approve was made by Kat and seconded by Cindy. Motion carries.

**AGENDA APPROVAL**

Kristi wants to add "Budget Meeting" to the agenda, and Board meeting date. Motion to approve amended agenda was made by Cindy and seconded by Kat. Motion carries.

**COOPERATIVE UPDATE**

Dissolution is on track for summer. Papers were filed last summer and the process takes a full year to complete. Payment to Bayview has been processed.

**COMMITTEE REPORTS**

**LANDSCAPE COMMITTEE** -- minutes on file

- No owner requests this month.
- Survey: tabled until spring. Back to Nature recommended a twice a year application of weed control. The board gave the committee the go-ahead to do what they think is best for our lawns.
- Budget was discussed. Some new items were added.

- Perimeter and their sump pump repairs and related lawn damage was discussed.
- Still discussing the roundabout garden.
- Bulb giveaway in the fall is still an option.

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

- There were a couple of co-owner requests.
- Porch roofs are sagging. Discussion.
- Budget items were discussed.
- Deck stain color change was discussed.
- People are not using their trash enclosures.
- Speeding on Pittsfield is still an issue. Cindy agreed to make a call to the City. Kristi encourages use of A2fixit and to spread the word throughout the community.
- Remodeling: an article is needed reminding people that approvals are required. Could we make applications and the process faster and easier? Perhaps all online?
  - Discussion on who can meet with someone from the City to get some questions answered about some particular modifications.

**BOARD-APPROVED MOTIONS THROUGH EMAIL** – none

**PLANNING SESSION** –

- Budget meeting held by Landscape and M&M, with the management team, and then both committees present their budget to the Board for consideration.
- The issue of pool attendants vs. lifeguards was discussed and needs to be discussed further.
- Pool areas slippery and water the collects on the floor in the ladies room.

**MEMBER REQUESTS** – none

**MANAGER REPORT** – report and financials on file

- CAI conference
  - Ellen Johnson will attend, and John Sprentall may be able to.

- Attorney update
- Budget update

**CONTINUING BUSINESS**

Landscape and Weed Control

**NEW BUSINESS**

- Budget meeting ideally should be held in February. Kristi will send an email to committee members.
- Board meeting date. Thursdays have been difficult to make quorum lately.

**ADJOURN TO EXECUTIVE SESSION**—7:42 pm

**EXECUTIVE SESSION**

**NEXT BOARD MEETING:** February 25, 2016

Respectfully submitted by Tracy L. Vincent