

**Pittsfield Village Condominium Association  
Board of Directors Meeting  
Thursday, February 25, 2016**

## MINUTES

**Pittsfield Village Board Members Present:** Aaron Pressel, Sarah Deflon, Kat Irvin

**Board Members Absent:** Zach Bloomfield

**Associa / Kramer-Triad Management Group:**

Jeff Gourlie, Kristi Charles, Tracy Vincent

**Committee Chairs / Members Present:**

John Sprentall, Ellen Johnson, Brian Rice

A resident on PF attended the meeting with her concerns about her neighbors.

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

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

### AGENDA APPROVAL

Additions:

- Reserve study proposal
- Land contract issue to Executive
- New meeting date

A motion to approve as amended made by Kat and seconded by Sarah. Motion carries.

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

- Garden marker program
- Christmas trees
- Weed control and fertilizer
- Tree removal
- Seeds for Monarch butterflies
- Meeting with Trugreen

Discussion on membership numbers; is there, or can there be a cap? There are a lot of members on Landscape, whereas there are less on M&M.

### MAINTENANCE AND MODIFICATION

- “TINY” house article on the front page of the Ann Arbor News!
- Deck staining
- Newsletter article ideas
- Sump pump how tos. Eventually, each unit will have a sump pump.
- Maintenance matrix
- Trash fence enclosure
- Mastercraft painting contract
  - With change of trim color only as an option
- Specification review
  - Storm doors, crawlspace, basement living space

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

**PLANNING SESSION** – Budget pre-meeting. Next Meeting March 15<sup>th</sup>.

**MEMBER REQUESTS** – none

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

- Bylaw on Leasing: we will send it on to the attorney for interpretation and find out if the board create a rule to restrict leasing

**CONTINUING BUSINESS** -none

**NEW BUSINESS**

- **Roundabout re-do:** we have funds available to complete this project this year. The board agreed this was feasible.
- **Parjana system** can be done and paid for with remaining 2015 funds as well.

- MM account over the FDIC limit: will be approved over email.
- Reserve Advisors' Reserve Study update proposal: motion to accept a full update made by Kat for \$6750.00; seconded by Sarah. Motion carries.

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

**EXECUTIVE SESSION**

**NEXT BOARD MEETING:** March 24, 2016

Respectfully submitted by Tracy L. Vincent