

**Pittsfield Village Condominium Association
Board of Directors Meeting
Thursday, March 24, 2016**

MINUTES

Pittsfield Village Board Members Present: Aaron Pressel, Cindy Samoray, Kat Irvin, and Sarah Deflon

Board Members Absent: Zach Bloomfield

Associa / Kramer-Triad Management Group:

Jeff Gourlie, Thayer Moran, Kristi Charles, Tracy Vincent, Colin Breed

Committee Chairs / Members Present:

John Sprentall, Ellen Johnson, Brian Rice

CALL TO ORDER: 6:35 pm by Aaron Pressel

APPROVAL OF MINUTES from February
Add Cindy Samoray as in attendance.

Motion to approve as amended was made by Kat and seconded by Cindy. Motion carries.

AGENDA APPROVAL

2 additions:

- 1. insurance renewal
- 2. co-owner's unit to the Village
- 3. basement living space update
- 4. Leasing bylaw explanation
- 5. cooperative update

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

- 5. Deck area landscape plan spec idea/ concept by John Sprentall. He will proceed.
- 6. Spring fert/weed control needs to be scheduled soon. Kat recommends that the Idsp committee proceed with scheduling. Cindy seconded motion. Motion carries. TruGreen has offered to field calls and take complaints from our residents.
- 7. Budget discussion. Member requests for plantings- asking for increase in this line item.
- 8. 2nd Tuesday – new meeting date
- 9. a new voting member
- 10. snow plow damage will be repaired

COMMITTEE REPORTS

LANDSCAPE COMMITTEE – minutes on file included:

- 1. Approved TruGreen's proposal
- 2. Flower list discussion
- 3. May 14 – Flower Giveaway (we need volunteers – we will send an email to committees and the board)
- 4. Roundabout re-do

MAINTENANCE AND MODIFICATION

- 1. No owner requests, except one via email.
- 2. Budget line items were discussed.
- 3. Lead paint article coming to a future newsletter
- 4. condo improvement recommendations
- 5. Footing Drain Disconnect Program offer from Perimeter. Thoughts about putting a picture of the sump pump so co-owners know what they look like and where they will be installed.

6. Spec review: basement living space. This should not be encouraged as we will not meet code. Egress windows will be recommended to the board that they not be allowed in PV. Cindy motions to approve the recommendation of the committee to remove the living space handbook, not to permit egress windows, and discourage basement living space. Motion seconded. Motion carries.

BOARD-APPROVED MOTIONS THROUGH EMAIL – none

PLANNING SESSION – 2nd budget meeting

Tonight's points of discussion:

1. Land contract income—where does that show up? It should show up under Income.
2. Interest on reserves?
3. Future funding payments?
 - a. What's in the accounts?
 - b. What are the target balances?
4. Remaining tree removal budget line item is significant. Aaron would like to see it spent since it was budgeted for. Discussion.
5. Roofs: if we have the money in the reserves to add more roofs to the current cycle, we should. Maintenance has a database of roofs and their condition. We also contract with a consultant. Discussion.

MEMBER REQUESTS – none

MANAGER REPORT – report and financials on file

CONTINUING BUSINESS

1. Motion to open a new account with Alliance Bank with excess funds of \$60,000 from _____ which are in excess of FDIC limits -- made by Kat and seconded by Sarah. Motion carries.

NEW BUSINESS

1. Insurance renewal – new proposal came in quite lower than last year. Motion to accept the AIAI proposal for no more than \$47,266.80 was made by Cindy and seconded by Sarah. Motion carries.
2. Cooperative dissolution: the papers have been filed (last July) with a one year waiting period. It should be finalized this coming July.
3. Co-owner would like to bequeath her unit to the Village upon her death.

ADJOURN TO EXECUTIVE SESSION—8:06 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: April 28, 2016

Respectfully submitted by Tracy L. Vincent