

**Pittsfield Village Condominium Association
Board of Directors Meeting
Thursday, April 28, 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: Kristi Charles, Tracy Vincent, Colin Breed

Committee Chairs / Members Present: Brian Rice, Darleen Boynton and Betsy Hunsche.

CALL TO ORDER: 6:33 pm by Aaron Pressel

APPROVAL OF MINUTES from March:
Motion to approve as submitted was made by Cindy, seconded by Kat. Motion carries.

AGENDA APPROVAL

Aaron would like to move the budget review / approval for discussion before the Committee Reports. Motion to approve agenda as amended made by Sarah and seconded by Cindy. Motion carries.

COMMITTEE REPORTS

CONTINUING BUSINESS – BUDGET APPROVAL

- Review of each line item subtotal.
- Kristi was asked to start the budget from scratch and make sure all formulas are accurate, with the help from Thayer Moran.
- Aaron suggested an incentive for pool attendants who complete the entire season.

- Discussion on increasing the budget allocation in reserves roofing by about \$50,000 and adding additional buildings to be painted, totally approximately \$51,000.00 and to approve:
 - Fee structure
 - Operating Budget changes
 - Amended Capitol Budget
- Motion made by Cindy, seconded by Sarah. Motion carries.

LANDSCAPE COMMITTEE – minutes on file included:

- 9 owner requests were approved.
- Flower giveaway discussion.

MAINTENANCE AND MODIFICATION – minutes on file

BOARD-APPROVED MOTIONS THROUGH EMAIL – none

MEMBER REQUESTS – none

MANAGER REPORT – report and financials on file

- Committees should start reviewing major contracts that are up for review after this FYE.

NEW BUSINESS

- Flower giveaway May 14th - volunteers needed
- Annual Meeting May 17th
- Yard Sale – June 4th
- Pool Party is set for July 30th

ADJOURN TO EXECUTIVE SESSION—8:24 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: June 23, 2016

Respectfully submitted by Tracy L. Vincent