

**Pittsfield Village Condominium Association  
Board of Directors Meeting  
Wednesday, July 27, 2016**

## MINUTES

**Pittsfield Village Board Members Present:** Aaron Pressel, John Sprentall, Cindy Samoray, Lara Cooper.

**Board Members Absent:** Sarah Deflon

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

Jeff Gourlie, Thayer Moran, Tracy Vincent, Colin Breed, and Tom Cottrell, new manager

**Committee Chairs / Members Present:** Darleen Boynton representing M&M

Linda Turbin – concerns about neighboring homes and solicitors to our property. People who don't live in the Village use our green area and often bring their pets. Tracy and Tom will discuss how to address this issue, as it is an on-going issue and has been for many years. We will follow up with the co-owner.

Holly Weller 2416 PF came to observe.  
Betsy Hunsche in attendance.

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

**APPROVAL OF MINUTES** from June 22<sup>nd</sup>

Motion to approve as submitted was made by Lara, seconded by John. Motion carries.

**AGENDA APPROVAL**

Tom asked that the critter issue be put on to New Business, as well as Volo Village and move "sandwich board pricing" from continuing business. Motion to accept the amended agenda was made by Cindy, seconded by Lara. Motion carries.

<b>COMMITTEE REPORTS</b>
--------------------------

**LANDSCAPE COMMITTEE** – minutes on file  
Hawthorne issue is a big project.  
Noise barrier at Packard is a big project too.  
Do we have a way to let co-owners know about our co-owner replacement program/budget?  
Can we get the word out as a reminder or an FYI for those who don't know?

The committee could add this information to the landscape and garden marker mailing.

Violators of the GM program: how can we handle this? Discussion. Will the board backup the committee? we need both prevention and a remediation strategy.

**MAINTENANCE AND MODIFICATION** – minutes on file

Committee is being asked to edit the request form to include Right of Access verbiage. Should we rework the rules and regulations and distribute?  
Trashcan pickup and removal policy should match city ordinance.

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

**MEMBER REQUESTS**

2800 PF – basement moisture remediation: walls have been sealed and patched a number

of times. The Board will refer this to committee for discussion and we need a strategy quickly. Gutter installation should be added to the reserve study.

2234 PF sewer stack reimbursement – defer to committee.

2262 PW – flue liner installation IS the owner responsibility. Defer to committee.

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

Add-ons to concrete proposal no more than \$600 was motioned by Lara and seconded by John. Motion passed.

### **CONTINUING BUSINESS**

Reserve Study update: August 17<sup>th</sup> an engineer will be on site.

Trugreen update: Tom met with a local rep and expressed all of our concerns. They agreed to meet with the landscape committee in August.

2304 PF – LBP consultation update:

- we had one expert lined up who pulled out. We found another consultant, Ann Arbor Environmental. They have been out and will submit their findings.
- It will then be up to the Board to start the next phase of the painting project. Notices should be sent regarding the delay.

- We will need a SOP going forward.

Newsletter articles: Tracy will take the bullet points from the annual meeting, and update using the board meeting minutes and come up with an announcement for the newsletter.

- How about an annual “Community Guide”?

### **NEW BUSINESS**

**Sandwich boards:** \$300 each. Discussion tabled. Sarah and Aaron would like to see a picture of the proposed board.

### **SIGNS**

The rules do not match the bylaws. We should take the rules down off of the website.

Motion made by Sarah to remove the sign rules and follow bylaws by use of signs. Rules can be used as guidelines for enforcement. OR strike the sign regulation from the rules. Motion seconded by Lara. Motion carries.

**ADJOURN TO EXECUTIVE SESSION—8:20 pm**

### **EXECUTIVE SESSION**

**NEXT BOARD MEETING:** August 31, 2016

Respectfully submitted by Tracy L. Vincent