

**Pittsfield Village Condominium Association  
Board of Directors Meeting  
Wednesday, September 28, 2016**

## **MINUTES**

**Pittsfield Village Board Members Present:** Aaron Pressel, John Sprentall, Cindy Samoray, Sarah Deflon.

**Board Members Absent:** Lara Cooper

**Associa / Kramer-Triad Management Group:** Jeff Gourlie, Tracy Vincent, and Tom Cottrell, and Colin Breed.

**Committee Members / Co-owners Present:**

- Nick Oliverio, new resident - 2843 WW, Sandy Haas, co-owner, Brian Rice – Landscape, Ellen Johnson – M&M, Linda Linton, Landscape.
- 3412 OW – Jessica Lehr came with concerns about spraying “pesticides” on the lawns. She put together her own survey and has been going door to door. She was able to visit 82 units; 39 were not home. 43 were home. 3 did not respond. 1 requested more information. 38 gave opinions. This information can be found in the email that she sent to the office and the board. 3 fold request:
  - petition to NOT have spray at all around her unit.
  - re-open this issue
  - gather community feedback in a more official manner.

The board now has a responsibility to address this as it is a request by a co-owner. She will receive a formal response from the Board by December. There was discussion about hiring a company to do a survey. Call for a motion to conduct a survey by an independent company. Sarah motioned to pursue cost and options, if we were to do a survey; and to provide a proposal by the October meeting and present the case. Is it cost effective? Is it doable? Then have a discussion and vote. John seconded. Cindy opposed. Motion carries. Jeff and Ellen will pursue small survey companies. Aaron apologized to Jessica for our lack of communication.

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

**APPROVAL OF MINUTES** from August 31<sup>st</sup>.

Motion to approve as submitted was made by Cindy, seconded by Sarah. Motion carries. A request to format the meeting minutes into a one-column format.

**AGENDA APPROVAL**

Add to new business:

1. City of Ann Arbor Snow and Ice Removal contract.
2. Hutzel Plumbing proposal.
3. Begin discussion on reducing the Association fees (Cindy).

Motion to approve the agenda with changes was made by Cindy and seconded by John. Motion carries.

## COMMITTEE REPORTS

### **LANDSCAPE COMMITTEE** – minutes on file from September 13

- Trugreen attended the meeting and a healthy discussion commenced. The map was thoroughly reviewed.
- Co-owner requests were reviewed.
- New budget line item (allocation) was approved.
- Courtyard at 2645-2647 PF: junipers were removed from both sides of the sidewalks.
- Jocelyn Jacobs is now a voting member.

### **MAINTENANCE AND MODIFICATION** – minutes on file from September 6

- Heather and Brian are voting members now.
- 2391 PW has an issue with her crawlspace and brought other concerns to the committee.
- Other requests were submitted to the committee and reviewed.
- 2234 PF had their sewer stack replaced by their own plumber and requested reimbursement. The committee asked for the required permits and was denied. The owner did not get reimbursed.
- Gutter discussion

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

### **MEMBER REQUESTS** – none

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

### **CONTINUING BUSINESS**

- Mastercraft / LBP: written results should be received very soon. We will then forward them to Mastercraft's attorney. Can we ask our attorney about Breach of Contract?
- Newsletter articles: Sarah will write an article for the November newsletter. Aaron would like Tracy to look into getting better software to write the newsletter.

### **NEW BUSINESS**

- Hutzel proposal: the M&M committee has not seen this proposal. Colin mentioned that they are scheduled to do this work at \_\_\_ tomorrow. The cost is \$3,700.00. Motion to accept this proposal was made by Cindy and seconded by Sarah. Motion carries.
- City of Ann Arbor snow and ice contract to go to M&M this coming Tuesday, and then get their recommendation to the Board for an email vote.
  
- Budget: Cindy inquired about lowering the monthly fees. Aaron explained the entire budgeting process, which begins at committee level. Discussion will continue in future months.

### **ADJOURN TO EXECUTIVE SESSION**—8:15 pm

### **NEXT BOARD MEETING:** October 26, 2016

Respectfully submitted by Tracy L. Vincent