

**Pittsfield Village Condominium Association
Board of Directors Meeting
Wednesday, February 22, 2017**

MINUTES

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

Board Members Absent:

Associa / Kramer-Triad Management Group:

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

Committee Chairs / Members Present: Brian Rice, Ellen Johnson, Leif Millar

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

APPROVAL OF MINUTES from 1-25-17.

Motion to approve was made by John and seconded by Lara. Motion carries.

AGENDA APPROVAL

Motion to approve made by Lara, seconded by Sarah. Motion carries.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE – minutes on file

Brian Rice highlighted:

1. No requests in February
2. Heritage Tree Program revisited
3. Dog waste pick-up signs
4. Concrete blocks on Norwood – discussing plans for
5. Raised bed specs
6. Hawthorne tree Program – 23 in the community
7. Community garden
8. Shrub and bed care contract being put together by Superior.

MAINTENANCE AND MODIFICATION – minutes on file

Ellen Johnson highlighted:

1. no requests in February
2. window and siding replacement discussion
3. the committee held a dedicated meeting devoted to the Reserve Study
4. storm door specs
5. window replacement incentive program – Tom has a meeting set up with Wallside Windows

BOARD-APPROVED MOTIONS THROUGH EMAIL – none

MEMBER REQUESTS – none**Kramer-Triad Manager Report – report and financials (1-31-17) on file**

Aaron thinks that we should not paint double the buildings and simply go ahead with the schedule as is. Mastercraft may amend the contract.

Do we now paint on an as-needed basis?

What would we do with the money that we did not spend last year on painting?

Only the buildings that should have been last year will be done this year.

CONTINUING BUSINESS**Reserve Study Update**

Thayer, Ellen, Tom, and Darleen spent a great deal of time reviewing the reserve study. Corrections and updates will drive the budget for the coming fiscal year.

Annual Community Calendar Review

Budget meeting will be run by the committees and then presented to the board at the regular meeting. April 6th – budget meeting

The fee schedule will be discussed when the reserve study comes back.

Calendar will be reviewed at each board meeting

Tim Clarkson Replacement Ron Beutner**NEW BUSINESS****Superior Mow and Snow – shrub and bed care contract – TABLED**

New contract has increased about 4%. Committee will review in March and Board can approve in March also.

Arbor Valley – fall 2016 and spring 2017 – TABLED

Further postponed due to wet ground. 2350 PF incorrect. Other addresses should be clarified.

Swayback Roof Repair – Engineer Proposal

We are seeing this happen primarily in the end units. Moving forward the roofers can make these repairs during the roofing replacement project. Motion by John to approve the contract proposal by Process Results was seconded by Sarah. Motion passes.

Future Fund Reconciliation

Sarah motioned to move \$115,386.03 from the BOAA MM reserve account to a new MM with the highest yield as possible. Seconded by John. All in favor. Motion passes.

ADJOURN TO EXECUTIVE SESSION—7:55 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: last Wednesday in March.

Respectfully submitted by Tracy L. Vincent