

**Pittsfield Village Condominium Association
Board of Directors Meeting
Wednesday, March 29, 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, Tom Cottrell, Tracy Vincent and Colin Breed.

Committee Chairs / Members Present:
Leif Millar, Darleen Boynton, Brian Rice

CALL TO ORDER: 6:30 pm by Aaron Pressel. Aaron asked about the Reserve Study update and if the final draft came in.

APPROVAL OF MINUTES from 2-22-17. Cindy questioned the painting schedule and that part of the conversation was omitted from the minutes. Refer to M&M. Reviewing new buildings to be painted before a decision is made. One typo: Baord
Motion to approve as amended was made by Lara and seconded by John. Motion carries.

AGENDA APPROVAL

Motion to approve agenda as amended **what amendments?** made by Cindy, seconded by Lara. Motion carries.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE – minutes on file

Brian Rice highlighted:
5 member requests
Approved Arbor Valley proposal
Superior Contract proposal approved
Budget reviewed in preparation
Ldsp walk scheduled 3-28-17

MAINTENANCE AND MODIFICATION – minutes on file

Darleen Boynton highlighted:

Member requests

Window replacement / incentive discussion. Should we bring it up at the annual meeting? A suggestion was made that the association contribute up to 75% as the incentive. Where will the

money come from? If a unit does not participate in this program, they will get windows replaced by the Association in approximately 10 years. Committee will continue to discuss this project.

Concrete list: Lara inquired for a neighbor who has a gap in her concrete.

Siding vs. painting? Aaron asked Jeff Gourlie where he was in his research. Jeff highlighted his current findings, which are not proving to be cost effective. Explore doing one side of certain buildings that experience severe sun exposure.

APPROVED MOTIONS THROUGH EMAIL – none

MEMBER REQUESTS – none

2848 WW – was charged for after-hours maintenance and is asking for this charge to be waived. Water shut-offs should be marked. M&M should look at making sure this happens. Action item. It probably should be in the homeowner handbook, and on the website. Sarah motioned to not charge the co-owner for the cost. Cindy seconded. Motion carries. Tom will write the response.

2503 PF – speeding through the community. Discussion. Lara will draft a response to the co-owner.

Kramer-Triad Manager Report – report and financials (2-28-17) on file

Aaron questioned the need and the process for installation of gutters. Why is the price higher for doing only 30% of the community rather than all of them?

1328 MOB Land Contract pymt reserve acct: Aaron would like a projection of when this account may approach \$250K.

Aaron would like the balance sheet highlighted every month.

CONTINUING BUSINESS

Reserve Study Update

Annual Community Calendar Review

Calendar will be reviewed at each board meeting

June 25th Home and Garden Tour – NOT a community event

Aaron would like to see more operational items on a “behind the scenes” office to do calendar.

Superior Mow and Snow – shrub and bed care contract

New contract has increased about 4%. John motioned to approve the contract renewal.

Seconded by Lara. Motion carries.

Arbor Valley

Addresses were corrected. John motioned to accept the revised proposal. Lara seconded.

Motion carries.

Deck Maintenance

Discussion of an additional color choice. Sample could be reviewed by M&M, then be presented to the Board. Motion to approve bid for Supreme Deck made by Lara, seconded by Cindy. Motion carries.

NEW BUSINESS

AIAI Property Insurance Proposal. Motion to approve with the understanding that they don't exceed a certain amount (\$46167.92) to be negotiated at the point of sale. Motion made by Sarah, seconded by John. Motion carries.

Village Cooperative insurance. Shouldn't they pay for the insurance when they did not post notice of dissolution? Jeff will look into this. Motion to approve the proposal with the premium fee not to exceed \$1411.00—made by Cindy and seconded by Sarah. Motion carries.

ADJOURN TO EXECUTIVE SESSION—7:56 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: April

Respectfully submitted by Tracy L. Vincent