

**Pittsfield Village Condominium Association
Board of Directors Meeting
Wednesday, April 26, 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, Ellen Johnson, Barb Bernard Butler

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

APPROVAL OF MINUTES from 3-29-17.

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

AGENDA APPROVAL

Move continuing business (Budget approval) and move committee reports farther down the agenda. Lara motioned to approve as amended, seconded by John. Motion carries.

CONTINUING BUSINESS

Budget review and approval for the Board's consideration.

2 budgets were presented.

\$54,523 = variance/cash flow before debt.

Aaron's personal recommendation is that we take the variance and approve the budget, draw the amount from the reserves to bring it to zero. In addition, Aaron added that the scenario should be presented to the community at the annual meeting. To do all of the projects we want to do, the fees would have to increase significantly. Raising fees just a little bit will not work. The ideas should be presented and seeking feedback.

Cindy expressed that this should have been discussed prior to this meeting. We need better communication.

John reiterated that the Reserve Study was approved by the Board and why are we not following those recommendations?

Aaron explained many of the reserve expenses, their history, current status, and future planning for projects and relative spending. This picture really should be presented to the community in some detail. Incremental increases will not solve our problems. We need to present two diversion pictures but in the meantime, Aaron's recommendation is to cut the budget and not raise the fees at this time by \$10 per unit per month. If we raise the fees, we must have a specific goal in mind and communicate it.

Sarah motioned to approve the 17-18 year budget, drawing the difference amount of \$54,523.00 from the reserve account. Lara seconded. Motion passes.

Tom has been asked to provide a Reserve spending tracking sheet. Notes regarding planned expenditures are necessary on this document as well.

This worksheet would feed into the budget document making the big picture more manageable. Incumbent amounts should be listed as well. Earmarked items; Contracted items.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE – minutes on file

A number of requests were reviewed and approved.

Re-grading / re-seeding proposal was reviewed also. Will the roofers take any responsibility on damage made to the turf?

Community garden still being discussed

Tree removal list is being re-addressed and updated.

MAINTENANCE AND MODIFICATION – minutes on file

2 new committee members now inducted.

Owner requests reviewed and approved.

Window replacement reassessment discussed.

Folks need to be reminded that modifications need to be pre-approved.

Pool heater proposal approved

Deck stain proposal discussion

Water bills, water meters water budget discussion – as well as water shut-off locations being identified somehow.

Home and Garden Tour

APPROVED MOTIONS THROUGH EMAIL – none

MEMBER REQUESTS – none

2392 PW crawlspace issues – will be resolved. Tom will send a written response.

2817 PF would like approval to amend the master deed to join her two units into one entity for tax purposes. The legal costs would be born to the owner of the units solely. Authorizing the process to approve an amendment and recording the procedures. Motion by Lara, seconded by John. Motion passes.

NEW BUSINESS

Office building painting approval. Current year budget? yes.

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

Cindy motioned to approve the total proposal from A&F for pool heater and water heater for poolhouse of \$7,625.00. John seconded. Motion carries.

Task list: budget adjustments – include budget mailing.

ADJOURN TO EXECUTIVE SESSION—8:40 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: April

Respectfully submitted by Tracy L. Vincent