

**Pittsfield Village Condominium Association
Board of Directors Meeting
Wednesday, June 28, 2017**

MINUTES

Pittsfield Village Board Members Present:

Lara Cooper, President
Sarah Deflon, Vice President
Ellen Johnson, Treasurer
John Sprentall, Secretary

Board Members Absent:

Aaron Pressel, Member at Large
Leif Millar of M&M was absent

Associa / Kramer-Triad Management Group:

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

Committee Chairs / Members Present: Brian Rice

CALL TO ORDER: 6:30 pm by Lara Cooper.

APPROVAL OF MINUTES from 4-26-17.

Motion to approve as amended (change next meeting May 15, 2017, not April) was made by Sarah and seconded by John. Motion carries.

AGENDA APPROVAL

Add to agenda under Member Requests: changing bylaws to allow Air B&B
Change “approve Annual Meeting minutes”, to “approve April board meeting minutes”. Sarah motioned to approve as amended, with Ellen seconding. Motion carries.
Add “signage” to new business.
Motion by Sarah, seconded by John to approve as amended.

LANDSCAPE COMMITTEE – minutes on file / Brian Rice, Chair reported

MAINTENANCE AND MODIFICATION – minutes on file / Darleen for Leif Millar reported
Discussion about Yard Sale event in the parking lot Our driveway and parking lot – damaged by big trucks driving through. Businesses in the area do not contribute to the upkeep of this area.
Onyx box was suggested by Thayer.
Lara asked about signage
Suggest blocking the road at the end of the parking lot.
Get some pricing on gates/fence
First step is to city—Tom will get info to Sarah on whom to contact
We could have a “dumpster day” instead of a yard sale!?! Idea from John

APPROVED MOTIONS THROUGH EMAIL – none

MEMBER REQUESTS

Request from a co-owner to allow air bnb's in the community. Request submitted to Sarah Deflon. This may be brought up for future discussion, and could be brought up again if we do pursue other bylaw amendments. This may deter our FHA approval.

KRAMER-TRIAD MANAGER REPORT – Tom Cottrell, CAM

Manager report on file; Tom highlighted

CONTINUING BUSINESS

Volo –send clarification letter. Co-owners are confused about this program.

Newsletter - Print and hand-deliver quarterly newsletters. Staff will assess the cost. More future discussion.

NEW BUSINESS

Foresite – Reserve Expense planning; Tom explained the software that he came across which has recently become available through Reserve Advisors. Ellen asked if she could review also. Tom mentioned that there is a 60-day trial. Tom will download the program and communicate back to the Board on the software and the price.

FHA certification – Attorney's recommendation

There is a bylaw amendment identified by the attorney, which would be required for PV to put through before we will be able to obtain our certification. Motion for the attorney to begin the process of the bylaw change was made by John and seconded by Ellen. Motion carries.

Signs -- Ellen Johnson

Can we get some on the outskirts of the property? Folks with dogs are coming through as if we are a dog park. We should hire a land surveyor to identify our property lines first. Ellen will pursue

How many?

Wording?

Pricing?

Placement?

ADJOURN TO EXECUTIVE SESSION — 7:45 pm

EXECUTIVE SESSION

NEXT BOARD MEETING: July 26, 2017

Respectfully submitted by Tracy L. Vincent