

**Pittsfield Village Condominium Association  
Board of Directors Meeting  
Wednesday, July 26, 2017**

## **MINUTES**

**Pittsfield Village Board Members Present:**

Sarah Deflon, Vice President  
Ellen Johnson, Treasurer  
John Sprentall, Secretary  
Aaron Pressel, Member at Large

**Board Members Absent:** Lara Cooper, President

**Associa / Kramer-Triad Management Group:**

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

**Committee Chairs / Members Present:**

Brian Rice / Landscape  
Leif Millar / M&M

**CALL TO ORDER:** 6:31 pm by Sarah Deflon.

**APPROVAL OF MINUTES** from 6-28-17.

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

**AGENDA APPROVAL**

Add 2405 PF to Member Requests

Motion to accept as amended made by John, seconded by Ellen. Motion carries.

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

Photos from the committee walk through have been uploaded to new Google Chrome Drive Home and Garden Tour “profits” will go toward landscape improvements.

Lots of tree swings in the community. John thinks he saw something in the rules and he will confirm.

**MAINTENANCE AND MODIFICATION** – minutes on file / Leif Millar reported

Photos from the committee walk through have been uploaded to new Google Chrome Drive

A violation letter / notice will be created and used as issues are noticed.

Discussion tonight about renovations and load-bearing walls.

Forms on the website are now interactive and useable.

**APPROVED MOTIONS THROUGH EMAIL** – none

**MEMBER REQUESTS**

2405 PF: request for extending the pool season. Discussion. Is this how we want to spend our money? How do we communicate to the residents to find out how they would prioritize spending?

A motion was made by Ellen to keep the pool open during the entire month of September from 3-8pm with a pool attendant. John seconded. Motion passes. Aaron suggested adding this additional cost to the future budget.

**KRAMER-TRIAD MANAGER REPORT – Tom Cottrell, CAM**

Manager report on file

Future funding accounts have been reconciled.

Aaron would still like to see encumbered accounts listed on the report somewhere so the “remaining budget” line doesn’t appear to be deceiving.

**CONTINUING BUSINESS**

**Newsletter** – will be produced and hand-delivered quarterly and be made available electronically. Motion to approve going forward with this was made by John, seconded by Aaron. Motion carries.

We will hold a planning session to discuss:

Content: Painting, roofing, meetings; more important and valuable information, schedules, projects, announcements, should be in there.

Cost: Fedex office has given us bids, as has a resident volunteer.

**Pool Party**

Discussion/re-cap

**Foresite - Update**

Can we find an alternative or two?

Would this reduce the need for a reserve study update?

Can we get it for only 1 year? Cost is \$1800 for a 3-yr contract.

This will tie into canvassing the community to find out what the priorities are and how we will be able to budget accordingly.

**NEW BUSINESS - none**

**ADJOURN TO EXECUTIVE SESSION — 7:41 pm**

**EXECUTIVE SESSION**

**NEXT BOARD MEETING:** August 30, 2017

Respectfully submitted by Tracy L. Vincent