



Pittsfield Village
GREEN SPACES • GREAT NEIGHBORS
Board of Directors Meeting
Wednesday, January 31, 2018

MINUTES

Pittsfield Village Board Members Present:

John Sprentall, Sarah Deflon, Ellen Johnson.

Board Member(s) Absent:

Associa / Kramer-Triad Present: Tom Cottrell, Tracy Vincent, Colin Breed, Thayer Moran, Jeff Gourlie.

Committee Chairs / Members Present: Brian Rice – Landscape; Leif Millar—M&M

CALL TO ORDER: 6:30 pm by Sarah Deflon

Sarah welcomed Jessica to her first meeting this year.

APPROVAL OF MINUTES from November 2017.

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

AGENDA APPROVAL

Move Member Requests to before Committee Reports.

Add to New Business: Charging Station request

Add “schedule budget meeting”

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

MEMBER REQUESTS

3466 Richard: asking for clarification on Section 6. of the bylaws, after receiving a violation letter and their item being removed. Aaron addressed the co-owner and her guest and explained the responsibility of the Association and the board’s position on the matter. Sarah offered further discussion should they like to speak on this further. The item was removed and it was not a full board decision.

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

Membership subcommittee met

Protocol subcommittee met

A lot of progress has been made with setting guidelines of the committee

MAINTENANCE AND MODIFICATION – minutes on file – Leif Millar, Chair reported

Met on the 2nd Thursday in January

Charging station proposal was submitted. Still trying to obtain approval from the city. It must then be approved at board level if the committee agrees it meets criteria.

2345 FW came in late so it was deferred to the next meeting

Budget was reviewed. Leif met with Colin on the maintenance portion of the budget.

APPROVED MOTIONS THROUGH EMAIL – none

KRAMER-TRIAD MANAGER REPORT – Tom Cottrell

Manager report on file

We need to start the process of the Snow removal reimbursement contract with the City of Ann Arbor sooner than we did in 2017.

Future Funding: Jessica will locate original documents explaining the concept, and provide them to management and board members.

Continuing Business

Quarterly newsletter (from the Board and Committees)

Ellen received samples/templates from Associa, and distributed these samples around to the Board.

Create a dedicated email address for each committee.

Template reviewed and ideas and suggestions discussed.

New Business

Citi Roofing Bid

M&M committee went over this contact very thoroughly.

18 buildings to be done this round.

Aaron inquired as to why this bid accepted when it is clearly over our budgeted amount.

If these buildings are all done, where does that leave us? Roughly 50% complete?

We should make sure gutter costs are coded separately from Roofing and even Insulation.

We will ask RTA for an amended proposal or amend the current scope of work with Citi Roofing.

Motion to conditionally approve the proposal not to exceed our budget amount of 276,350 made by Aaron and seconded by John.

JC Ehrlich (Eradico Pest Control) contract: asked if it can be tabled until next month. Tabled.

FEMA elevation certificates

4 of the original 10 are being reevaluated.

Midwest's bid is \$1500.00. Aaron moved to approve. Ellen seconded. Motion carries.

Budget Meeting--March 15th

The committees asked for 2 meetings to go over their budgets (Feb and March)

ADJOURN TO EXECUTIVE SESSION — 8:02 pm

NEXT BOARD MEETING: February 28, 2018

Respectfully submitted by Tracy L. Vincent