

**Board of Directors Meeting
Wednesday, October 23, 2018**

MINUTES

Pittsfield Village Board Present: Ellen Johnson, Kat Irvin, John Sprentall and Jessica Lehr.

Pittsfield Village Board Absent: Aaron Pressel

Associa / Kramer-Triad Present: Kendra Zunich, Tracy Vincent. *Colin Breed absent.*

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

Guests: Linda Linton present

see co-owner forum

CALL TO ORDER: 7:15 pm by Ellen Johnson.

AGENDA APPROVAL:

M Live discussion – add to new business

Front and back doors – add to new business

Approval as amended was made by John and seconded by Jessica. Motion carries.

APPROVAL OF MINUTES from September 2018.

Motion to approve made by John and seconded by Jessica. Motion carries.

MEMBER REQUESTS/CO-OWNER FORUM:

Lowrey Mallonen, 3524 Edgewood

Wife is Suzanne LaLonde who has lived here since 1991. Asking for assistance from the board in getting the neighbors to stop feeding the skunks. It has affected their way of life here. For 4 months and to this day the skunks are outside his building (6-plex) and they must be vigilant nightly when they try to enter their home. Skunk feces are present. Spray and smell, of course is also an issue. He has reported this to the office and to management. Has not seen resolution to the issue.

Shannon Nelson / Doug Peterson

Appeal on violation for bird feeders. Brought a 20-page slideshow regarding birds, skunks, etc. they say they have made changes and are compliant with the rules. Their goal is not to feed the skunks. John spoke to the fact that he has done research as well, on behalf of the board and we must consider our residents, not our wildlife. Feels that there is a lot of allegations and exaggerating with the reports tonight. she took down a birdfeeder and gave it to a neighbor. Since August 20 no food has been put down. Ellen emphasized our position as a Board.

Charlea McNeal

Last week there was a conversation with Shannon and Doug. The skunk population has increased since they moved in. she has seen skunk many times and drinking water from water bowls and fountains at their unit. At this point we are desperate.

Barb DeLongchamp

Has fed birds for 10 years and never sees skunks around her feeder. Bloodmeal is an option to spread to deter skunks.

Kathy Hansen, Huron valley Audubon society

Says to stop feeding the wildlife. There is plenty of food out there for them.

Skunk document: put out mothballs. They will dissolve. They are poisonous. Keep away from pets and children. Skunks have a path. There is something drawing the skunks here and to these specific unit. Grubs? Predator chasing them? Crowded city. They eat mice and bird eggs. Asking them to feed

birds once a week only. They are overfeeding. Neighbors are asked to take pictures. It might help identify where they are coming from.

Richard Gaeth

Egress windows update. Was an engineer brought in? would like to volunteer his unit for this.

Leatrice Cundiff

Violation received for weeds was received. Was sick and there was a delay in compliance. Asked for an extension in the deadline. Has purchased equipment and hired some help. Would like until the end of November. Shrubs can be cut by lawn crew. Ivy and brush need to be removed. Will get most of these plants.

COMMITTEE REPORTS

Landscape Committee – Minutes on file

Snow removal contract discussion

Garden marker program language reviewed.

Crabtree removal and replacement program developed. 16 initial removals suggested. List sent to Kendra. There will be an article in the next newsletter.

Butterfly/milkweed common garden discussion. Jessica may have some concerns surrounding this.

M&M Committee– Minutes on file

Unit w/out support wall was discussed. Colin met with the inspector and we did receive legal advice obtained. Did we send a violation letter when we were made aware of the issue? Bylaw compliance inspections can be done/ordered through Community Archives through Kramer-Triad when a resale certificate is ordered.

Trash fence enclosure discussed further. Sample drawn up by a Lisa Lemble. Jessica asked if foliage barriers may be permitted?

Playground equipment discussion

Pool cover

Budget discussion began.

APPROVED MOTIONS THOROUGH EMAIL –

Pristine Pools Cover was approved. John requested that a text also follows an important email

KRAMER-TRIAD REPORT

MANAGER REPORT

Concrete is complete. Will give special notice to folks getting entire stoops, that they'll need to keep back screen door unlocked for secondary access to unit.

Splash blocks will be delivered soon.

5 buildings left to inspect for roofing. RTA will be out to give a proposal as will Citi Roofing, then M&M can approve during this fiscal year. We should get the roofing schedule online.

FINANCIAL REVIEW

Under budget in most line items

CONTINUING BUSINESS

City Snow Removal Contract

\$850 per push. The city must initiate the push for us to bill for reimbursement. 2 small additional areas to add to the map. Motion to approve the contract with map corrections was made by Jessica and seconded by John. Motion carries. Ellen to sign 3 contracts.

Resident Rules – winter project plan

DO NOT PLANT list

Revised portion provides alternatives. Lisa Joseph did a great job on this document.

Milkweed policy

Jessica would like to defer approval until there is more discussion. Feels strongly that the swamp milkweed be allowed.

Jessica proposed to allow butterfly weed and swamp milkweed be allowed in the back only. No common milkweed and you must be on the GM program. John motioned to approve the LDNP list with the exception on the milkweed and butterfly milkweed plant policy. The milkweed policy will stand alone. Jessica seconded. Motion carries. This will be incorporated in the Rules and Regulations revisions.

Clubhouse surveillance system estimate

Global security*

System will be monitored here. No monthly fee. We would be storing and monitoring the information on the cloud. What budget line item will we code this to? This can be justified as a reserve expense. Discussion. Motion to accept proposal as written was made by John, seconded by Jessica. Motion carries.

NEW BUSINESS

Crabapple tree replacement program. Superior has identified all dying and diseased trees throughout the community. Landscape operating budget funds will be used. – Brian

Volunteer appreciation dinner – set for December 13. Current and former volunteers will be invited. Send invitation list to Ellen. Kirk Bliss of Associa/Kramer-Triad plans to attend.

2019-2020 year-end budget. M&M has begun. Landscape will in November. Jessica asks that committees add narrative/notes for clarity.

M Live papers: Kat would like to follow up with them regarding breaking city ordinance. They toss them all over the property.

Front and back doors: storm door specs inquiry. Doors currently are required to be painted and this voids warranty and does not last. M&M may have to consider changing specs on screen doors and present it to the board. Perhaps a factory bronzed storm door that does not require paint. Motion made by Jessica, proposing an amendment to the current spec be made to allow a bronze storm door which would not need paint, then send it back to committee for comment. Seconded by John. Motion carries.

ADJOURN TO EXECUTIVE SESSION — 8:30 pm

NEXT BOARD MEETING: December 6

Respectfully submitted by Tracy L. Vincent