



Pittsfield Village
GREEN SPACES • GREAT NEIGHBORS
Board of Directors Meeting
Wednesday, February 28, 2018

MINUTES

Pittsfield Village Board Members Present:

John Sprentall, Sarah Deflon, Ellen Johnson, Aaron Pressel, Jessica Lehr.

Board Member(s) Absent:

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

Committee Chairs / Members Present: Brian Rice – Landscape; Co-owners present: Chris [redacted] renter in Lisa Lemble’s unit attended re: EV charging station, which the M&M committee approved in concept, not having approval from the city.
Leif Millar—M&M--absent

CALL TO ORDER: 6:29 pm by Sarah Deflon
Welcome to Kendra Montri, our new CAM

APPROVAL OF MINUTES from January 2017.
Add Jessica and Aaron to “board members present”.
Motion to approve as amended was made by John and seconded by Jessica. Motion carries.

AGENDA APPROVAL

Move charging station request to first on the agenda.
Add to New Business: Annual meeting and Meet and Greet dates.
Motion to accept as amended made by Jessica, seconded by John. Motion carries.

MEMBER REQUESTS

Individual EV charging station. We are expecting to be in touch with a representative from the city. A meeting is likely to be set to have a discussion. Sarah urged Chris to continue to be proactive with this issue. Literature was posted on the PV Facebook page. Next step: waiting to hear from city, then a meeting will be set.

LANDSCAPE COMMITTEE – minutes on file / Brian Rice, Chair reported
Quorum was not reached. Notes will be sent in.

MAINTENANCE AND MODIFICATION – minutes on file – Ellen Reported
Losing a long-time member, Darleen Boynton. The board would like something done for her as an appreciation of her years of dedication to the community.
Several modifications were reviewed and approved.
Suggested improvements to management report were given.
Budget review and discussion continued from last month.

APPROVED MOTIONS THROUGH EMAIL – none

KRAMER-TRIAD MANAGER REPORT – Kendra Montri

Manager report on file

Sales reporting will be kept current and double checked for accuracy.

Financial cover sheet, standard with Kramer-Triad managers, will be used from this point on, along with the manager report. It is clear and user friendly.

Monthly Operating budget figures and the Reserve (Capital) spending will be reported separately from the usual manager report.

Continuing Business

Pest Control schedule revision and applicable contract. We will find out how many work orders are generated on average and phone the representative to hold the pricing until a decision has been made.

EV charging station – see member requests

Citi Roofing Updates – revised bid was received by the board via email

City Snow Removal contract – Kendra has been in touch with the city. They requested/required AIAI to add them as additional insured, as well as having to do the same with Margolis' insurance.

New Business

CAI conference – March 16. If you would like to attend, KT will cover the cost.

Painting Contract – Color authorization must be approved. Sarah to sign tonight.

Gable ends addendum should be signed also, but only after being reviewed by the M&M Committee.

Flag Policy – draft submitted. discussion

Dissolution of Cooperative – Fund allocation and deposit: \$254,712.90. Thayer suggested the following allocations: \$200K to one bank and \$50K to another. The board asks that KT research this further to get the most interest.

Annual Meeting Date: May 14 – Tracy will confirm with Pittsfield School

Flower Giveaway: May 19 (if Landscape Committee, Superior, and Pintners all agree)

Meet and Greet: March 24

ADJOURN TO EXECUTIVE SESSION — 8:02 pm

NEXT BOARD MEETING: March 28, 2018

Respectfully submitted by Tracy L. Vincent