

**Board of Directors Meeting
Wednesday, July 25, 2018**

MINUTES

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

Board Member(s) Absent: Aaron Pressel

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

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

Open forum: no residents present

CALL TO ORDER: 6:30 pm by Ellen Johnson.

AGENDA APPROVAL

Add: Yard Signage to New Business

Add: Concrete proposal to New Business

Add: Pool hours to New Business

All in favor to approve as amended.

APPROVAL OF MINUTES from June 2018.

Green Panel quote: motions were moved and seconded. Update notes to reflect proper motion.

Motion to approve agenda as amended passed unanimously.

Landscape Committee – minutes on file - Brian Rice, Chair reported

1. A few requests were reviewed, most were removals.
2. Judy Tomer Memorial Butterfly garden has been planted.
3. Best Flower Box Award reinstated.
4. Landscape violations have gone out.

M&M Committee– minutes on file - Leif Millar, Chair reported

Met on the 12th because of the holiday.

1. Window Specs should be updated to include more of what is not allowed.
2. 2829 PF replacing storm door
3. The committee recommends to the board that solar roofing options be investigated.
4. Trash can enclosures – options will be developed. Ongoing discussion
5. Deck dimensions were discussed. If decks could be allowed to be expanded, the Master Deed would have to be amended.
6. Egress windows discussed
7. EV charging stations update
8. Storm door transition discussion
9. Service cable for 3409 NW – discussion. Kendra will get clarification of responsibility from the attorney. The owner is suggesting the Association help with getting replacement wiring.
10. Security lights request was approved.
11. Playgrounds – replacing wood timbers is necessary in areas. Other considerations are updating all playgrounds, getting more bids for this project, polling the community.
12. “how to” workshops available to residents. Heather will look into this.
13. Survey of concrete porches was discussed.

Approved motions through email – none

Kramer-Triad Report – on file

Sales are still spectacular. Kendra recapped manager report.

Gutter update – Kendra will follow up with Sue Sterling who brought concern to the last meeting
Cooperative funds have been transferred
Financial reports summation

Continuing Business

City snow removal contract: still pressing, but we still need our own snow removal contract in place.

Margolis Snow removal contact: not willing to hold the current contract in place, but was willing to increase the contract by 4.5% and hold that cost. Motion to approve the contract as amended was made by John, seconded by Jessica. Motion passed.

Resident Rules - no updates other than the cover letter has been drafted.

New Business

Landscape Proposals

Elm Tree Removal behind 2328 FW is dying

Willow Tree Removal in common area 2824 WW is unsafe.

Committee recommends that reserve funds be used to take care of these trees.

Motion to approve the expense of \$2750 for Elm from Arbor Valley was made by John and seconded by Jessica. Motion carries. Motion to accept \$2000 for Willow tree removal by Superior was made by John and seconded by Jessica. Motion carries.

M&M Proposals

Solar Roofing – one resident would like to pay for a structural engineer to examine the feasibility. Can this extra weight be put on our existing roofs? RTA has added that they don't agree this is a good idea. Discussion. If this type of modification to a common element were approved, this type of modification should be added to the deed, this way, the solar panels remain the co-owner responsibility to maintain. Would this type of modification void our roofing warranty? We should check on this. Does it affect the structural integrity of the roof? Mention that we recognize their green initiative. What are the steps to create a spec for Solar Roofing? This will be further discussed once information is gathered from various sources. Thayer will research through CAI.

After-hours Maintenance Workshop – Heather MacFarland was looking into holding “classes” at PV. Logistics should be figured out. Ideas are in the works. Home Tour contractors?

Yard Signs: political signs have been popping up all over. Ellen read the sign bylaw. Do we want to enforce this? Discussion. We can make an adjustment when the Resident Rules are revised. Why have rules if they are not enforced? Perhaps a reminder can be put in the newsletter. Enforce after the election?

Concrete proposal: DCAM proposal (exclusive contractor for the last 20+ years) \$27,971.00 for the 2018-2019 budget year / list. Porches will be surveyed. We may try to remove some concrete and excavate, remove 5-6 cinder blocks under the porch, then re-pour some concrete. Motion to accept the contract as amended by maintenance staff was made by Kat, seconded by Jessica. Motion passes. Ellen will sign the contract and Colin / Kendra will send it in to DCAM to get on the schedule.

Pool Hours: John proposed closing the pool earlier. September 3rd change to 8:00 pm.

ADJOURN TO EXECUTIVE SESSION — 8:12 pm

NEXT BOARD MEETING: August 29, 2018

Respectfully submitted by Tracy L. Vincent