

**Board of Directors Meeting
Wednesday, August 29, 2018**

MINUTES

Pittsfield Village Board Present: Ellen Johnson, Aaron Pressel, Kat Irvin, and Jessica Lehr

Pittsfield Village Board Absent: John Sprentall

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

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

Visitors and Guests:

Ed Zelmanski, Association Attorney, Zelmanski, Danner & Fioritto, PLLC

Craig Hupy, City Administrator, City of Ann Arbor

Co-owners/occupants/tenants:

Nancy Oglebe

Brian Rice

Linda Linton

Richard Gaeth

Barbara Skoville

Cynthia Harrison

Selma Bawardi

Robert Gordon

Lisa Lemble

Brenda Webster

Katie Derosier

Amy Griffith

Dale Harrison

Chris Torella

Christopher Jett

CALL TO ORDER: 6:18 pm by Ellen Johnson.

AGENDA APPROVAL: as modified

APPROVAL OF MINUTES from July 2018.

Motion to approve as submitted made by Kat and seconded by Ellen. Motion carries.

MEMBER REQUESTS/CO-OWNER FORUM:

1. EV Charging Station Proposal (Chris Torella, Lisa Lemble & Robert Gordon))

- a. Detailed booklet handout including pictures, costs, insurance requirements and contractor information. The question was asked what happens when the owner moves. There is a licensing fee attached to the charging station and the owner/seller would have to notify the city when this occurs. The request on the table is a private request. They are proposing a dual station, so a neighbor could also use it. Will there be exclusivity for parking in this area? They request that this proposal be approved so that they can proceed. The board will discuss this in tonight's executive session. Jessica motioned to grant the easement and the running of the cable with the contingency that the insurance be resolved, the City clarifies what happens when the unit sells, and the modification must be recorded with the register of deeds, and that density will be discussed. Aaron seconded the motion. Motion passes.

2. Egress Windows

- a. Request on the table for the board to reconsider their decision not to allow egress windows. Richard Gaeth and Krysta December have both expressed interest. New construction requires egress windows. PV was built many decades ago. Ed Zelmanski mentioned that this modification is in the control of the association and any request for one must be approved by the Board. Safety issue – mold, radon, no means of escape in a fire, etc. Issue of not wanting the basement to be used as a living space. This rule cannot be enforced, but it is not allowed and not encouraged. Ellen mentioned several issues – the legalities, which make it not permitted to have a living space/bedroom in the basement. Electrical boxes, ceiling heights, etc. Ed Zelmanski mentioned the high water table; and the potential to compromising the structure of the foundation. Jessica says that the discussion is worth a revisit.

COMMITTEE REPORTS

Landscape Committee – Minutes on file

M&M Committee– Minutes on file

COMMITTEE REPORTS TABLED

ADJOURN TO EXECUTIVE SESSION — 7:25 pm

Regular Meeting Agenda Items Tabled:

1. **Continuing Business**
 - a. City Snow Removal Contract
 - b. Updated Resident Rules

2. **New Business**
 - a. Solar Options

NEXT BOARD MEETING: September 26, 2018

Respectfully submitted by Tracy L. Vincent



Pittsfield Village
GREEN SPACES • GREAT NEIGHBORS
BOARD OF DIRECTORS MEETING
Wednesday, August 29, 2018 6:15 - 8 PM

AGENDA

- A. Call Meeting to Order – 6:15 p.m.**
- B. Approve Agenda – 6:30 p.m.**
- C. Approve Previous Meeting Minutes– 6:35 p.m.**
- D. Member Requests/Open Forum-- 6:40p.m.**
 - 1. EV Charging Station Proposal
 - 2. Egress Windows
- E. Committee Reports – 6:45 p.m.**
 - 1. Landscape– 6:45 p.m. Brian Rice, Chairperson
 - 2. Modification & Maintenance--6:55 p.m. Leif Millar, Chairperson
- F. ADJOURN TO EXECUTIVE SESSION – 7:00 p.m.**
 - 1. New & Continuing Business
 - 2. Delinquency Review
- G. Approved Motions through Email – 7:30 p.m.**
- H. Kramer-Triad Report – 7:35 p.m.**
 - 1. Manager’s Report
 - 2. July 2018 Financial Report
- I. Continuing Business- 7:45 p.m.**
 - 1. City Snow Removal Contract
 - 2. Updated Resident Rules (Update)
- J. New Business - 7:55 p.m.**
 - 1. Modification & Maintenance Committee Proposal(s)
 - a. Solar Options
 - 2. Margolis
 - a. Salt Pre-order
 - 3. 6th Annual Pooch Plunge
 - a. Saturday, September 22, 2018 from 4:00pm-6:00pm
- K. Next Board Meeting:** Wednesday, September 26, 2018

The Village Mission:

To provide an exemplary living experience through the continual improvement of service to our members while enhancing our buildings, grounds and community spirit.