

**Board of Directors Meeting
Wednesday, September 26, 2018**

MINUTES

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

Pittsfield Village Board Absent:

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

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

Guests: Richard Gaeth

CALL TO ORDER: 6:26 pm by Ellen Johnson.

AGENDA APPROVAL:

Add: egress windows to continuing business (Jessica)

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

APPROVAL OF MINUTES from August 2018.

Motion to approve as amended (attach the original agenda when the agenda is modified) made by Jessica and seconded by Aaron. Motion carries.

MEMBER REQUESTS/CO-OWNER FORUM: none

COMMITTEE REPORTS

Landscape Committee – Minutes on file

2360 PW - concerns with property line growth. Kendra did contact the city regarding removing vegetation up to the property line. They said they can send someone out to mark the lines, but also provided rough coordinates/landmarks. Discussion. Ask Les what his thoughts are on a pilot program. Barb DeLongchamp resigned from the committee.

M&M Committee– Minutes on file

Recap of August and September meetings

Solar panels, trash can enclosures, electrical meter work, playgrounds – discussion on reducing the size of the play areas, as it pertains to the wood borders. A playground consultant is coming out next week to give us a recommendation on a re-vamp / down-size.

Deck sizing, egress windows, budget process, storm door policy were all discussed.

APPROVED MOTIONS THOROUGH EMAIL - none

KRAMER-TRIAD REPORT

Update on sales report given by Kendra

Concrete should be scheduled very soon

Over budget for August, but under YTD

Splash blocks still on back order? Can we get another vendor?

CONTINUING BUSINESS

City Snow Removal Contract

Paul Matthews called today. Documents were sent, and we are expecting a contract in the next week or so.

Resident Rules – No Update

Egress Windows

Summation: main concern is structural and maintenance. Jessica is open to a case by case situation for review through the process of evaluation and approval. Colin commented at the September M&M Committee meeting and those were reviewed. Specs would need to be written which includes a structural engineer report and they bear the extra cost involved in the foundation walls. It was stated that we should not allow changes to something that does not belong to the owner of the unit. Jessica proposes that we take requests for windows on a case by case basis, require an engineer and require structural repairs be done by the resident as well at the time of the modification. John seconded the motion. Discussion. 2 nays. Motion carries.

John motions that the previous motion be contingent upon us speaking to a structural engineer first before putting this in motion. Ellen seconded. Discussion. Motion carries. Maintenance will choose units to be tested.

NEW BUSINESS

Landscape proposals

Do not plant list recommended by committee for acceptance. Revised list included pictures. Provide alternatives? Jessica has two concerns. Milkweed information is not accurate, and ground covers-why are they on this list? Discussion.

Jessica submitted an email to the board and management today regarding landscaping. Major points Jessica would like to point out from her email:

1. How controlling should we really be on the beds?
2. Milkweed information is not completely accurate. Please re-evaluate this portion.

We agree in concept, this DO NOT PLANT LIST. We agree that alternatives be provided also. Landscape committee revisit and add DO PLANT list and clarify goal. This, with newly revised rules will be ready in April.

M & M proposals

Solar options – did we hear back from the roof engineer? RTA does not recommend solar panels be installed on our roofs at all. Board unanimously agreed to not pursue solar roofing options at this time.

Clubhouse Security Cameras

Vandalism to office building locks, and landscape equipment. Looking for 6 plus the gate. We have reached out to a couple of different companies for pricing. agreement to accept going forward for a price not to exceed via email.

Engagement letters for 17-18 Y/E

Myler and Associates \$3,495.00. clarify timeframes for us and them. We will review the timeline before these are signed.

Skunks

\$80 per skunk to trap and release elsewhere. We are not in favor of this. Come up with how to “skunk proof” your deck. Do not feed skunks. We seem to be a breeding ground for skunks and that may not change.

ADJOURN TO EXECUTIVE SESSION — 8:32 pm

NEXT BOARD MEETING: Tuesday, October 23, 2018 and December 6

Respectfully submitted by Tracy L. Vincent