

Board of Directors Meeting
January board meeting
February 13, 2019

MINUTES

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

Associa / Kramer-Triad Present: Thayer Moran, Tracy Vincent, Colin Breed.
Committee Chairs / Members Present: Brian Rice – Landscape
Absent: Leif Millar—M&M
Guests: no guest speakers

MEMBER REQUESTS/CO-OWNER FORUM:

Shannon Nelson and Doug Peterson here to observe primarily. Doug questioned windows and where the Association stood on this subject.

David Brassfield - questioned insulation of the windows. Also asked about neighboring property and their dumping along the fence/boundary. Pinecrest. What can be done? Thayer suggested using a metal detector to indicate property lines to save money on another property survey.

Kitty Donahoe – what is the status of our FHA status? Kramer-Triad will follow up with former management and staff to find out where this issue stands. How our documents are written, how many rentals we have, and how many delinquencies can all be a factor. We will reach back out to Kitty and David when we find something out. They requested a 2-week turnaround on an answer.

CALL TO ORDER: 6:37 pm by Ellen Johnson.

AGENDA APPROVAL:

Add: roofing material drop-off to New Business (Kat).
Motion to approve as amended was made by John. Motion carries.

APPROVAL OF MINUTES from December 2018.

Continuing Business: Do Not Plant List was not tabled, it was the Milkweed Policy that was tabled.
Motion to approve as amended was made by John, seconded by Jessica. Motion carries.

COMMITTEE REPORTS

Landscape Committee – January: finalized budget proposal.
Tamarack tree request is ongoing. Need consult with Horticulturist.
Garden Marker: tweaking verbiage. Tabled until March.
Rain Garden Group – strike from minutes

M&M Committee –

Playground survey still in progress
Storm door specs were finalized. Needs tweaking and distributing.

APPROVED MOTIONS THOROUGH EMAIL – none

KRAMER-TRIAD REPORT

MANAGER REPORT submitted and reviewed.
Update Community Calendar. Add budget timeline

FINANCIAL REVIEW submitted and reviewed.

CONTINUING BUSINESS

Resident Rules: still working on updates. John and Ellen had a meeting recently. Finishing touches to the draft are coming soon, probably before the February board meeting. Kendra will include the draft in the Board pack. Discussion on how rules are created, who creates them and who has input. The Rules and Regulations will also include all applicable forms and a table of contents.

Milkweed Policy

Jessica has been in contact with Lisa Joseph, our Horticulturist. There are some budget-impacting items, but the policy will be delayed until next month. The board will review information when it is sent by Jessica.

City of Ann Arbor Snow Removal Contract

Further delays and frustrations on not getting the contract signed. They are asking for further details on the Margolis insurance. We will continue to pursue getting this contract signed. We will look into legal ramifications, if any, of our continuing with the contract with Margolis as is.

NEW BUSINESS

Budget 2019-2020

Still need M&M committee's final numbers. Payroll numbers will be updated by Thayer before the weekend and distribution to the board prior to the budget meeting next week.

Ellen would like both committees to submit final numbers before the meeting next week and have a final proposal to review and discuss. Jessica will send a working spreadsheet and her notes to be used as a tool to compare fees with Capital Projects. Other major points: Future Funding and Special Project Account (for instance, allocated funds for replacement window discount).

Roofing Materials – why were they dropped off so early? Kat inquired. discussion

ADJOURN TO EXECUTIVE SESSION — 7:44 pm

NEXT BOARD MEETING: February 27, 2019

Respectfully submitted by Tracy L. Vincent