



**Board of Directors Meeting
Wednesday, October 30, 2019**

MINUTES

Pittsfield Village Board of Directors Present: Ellen Johnson, John Sprentall, Jessica Lehr, Kat Irvin, Leif Millar

Committee Chair Present: Brian Rice – Landscape

Committee Chair Absent: Lisa Lemble – M&M

Associa / Kramer-Triad Management Present: Thayer Moran, Kendra Zunich, Colin Breed, Tracy Vincent

MEMBER REQUESTS/CO-OWNER FORUM

Lauri Mallonen

Reporting on skunk activity. Less “active” summer than in years past. One unit in the 6-unit building on Edgewood still has bird feeders. Still some activity, but more “normal”. He would like the Board to encourage a one (1) bird feeder per unit policy. Kat Irvin asked what the grub levels are in the area. Lauri did not know.

Doug Peterson & Shannon Nelson

Inquired about a ban on bird feeders. The Board has not discussed banning bird feeders. They would like to have a bird bath. Neighbors have bird baths. Ellen mentioned the revised resident rules will be distributed to the community soon does include this allowance. Shannon inquired about revised resident rule status. Ellen confirmed that the process is slow but ongoing. If you limit the number of feeders, please specify the different types and styles (suet, hummingbird, etc.)

CALL TO ORDER

Ellen Johnson called the meeting to order at 6:32pm.

AGENDA APPROVAL

Leif Millar motioned to approve the agenda as presented. Seconded by Jessica Lehr. Motion carries.

APPROVAL OF PRIOR BOARD MEETING MINUTES

Kat Irvin motioned to accept the September minutes as amended. Edit under approval of agenda - “remove do not plant list from agenda” and under City of Ann Arbor Trash Cart Swap, change date to September 30. Seconded by Leif Millar. Motion carries.

COMMITTEE REPORTS

Landscape Committee

Various removals & replacements were approved. Crabapple Tree Replacement removals for FY 19/20 have been removed, replacement will take place in Spring 2020.

Kat Irvin would like the Committee to discuss grub problems & solutions. Also, pine trees bordering Parkwood & Washtenaw seem to be dying.



M&M Committee

Minutes submitted and reviewed. The committee did not have quorum at the September meeting.

KRAMER-TRIAD REPORT

Manager's Report

October manager's report for activity through September 2019 submitted & reviewed.

Highlights:

- Sales are slowing.
- Work orders will start slowing as winter approaches.
- Concrete has been marked for repair/replacement.
- Deck power washing & staining contract is being sent out for bid.

Financial Report

September 2019 financial package submitted and reviewed.

CONTINUING BUSINESS

Resident Rules

John submitted some notes / edits to Ellen. Kendra will email the draft to the other board members.

Governing Documents Amendment

On-going. This needs to be budgeted for in upcoming fiscal year(s). The Co-op leasing restriction needs to be removed to begin FHA approval process.

City of Ann Arbor Snow Removal Agreement

Margolis is compliant. We have sent our documents for review/compliance. Waiting for City of Ann Arbor's legal team to review insurance.

City of Ann Arbor Trash Cart Swap

Completed. Thirty-two residents participated in the exchange.

Egress Window Specification

Verbiage revised throughout specification to read "if issue is found, the issue must be corrected by the co-owner regardless if the co-owner decides to proceed the egress window installation. "John would like to see the cost specified somewhere in the specs. Kat motioned to approve the specifications with the revised verbiage. Motion seconded by Leif. John voted not in favor/no. Motion carries.

Storm Door Specifications

21-SS model does not fit architecturally/aesthetically in the community. John suggested sending it back to the M & M Committee for review.

Trash Can Enclosure Specification

This went back to M & M Committee but was not reviewed at October meeting because they did not have quorum.



NEW BUSINESS

Fiscal Year 2020-2021

It's early in the process, but committees will discuss their numbers beginning in November. Jessica would like them to be as frugal as possible. We must keep in mind the electrical issue/project/insurance and how this affects our bottom line/monthly fees.

ADJOURN TO EXECUTIVE SESSION

Ellen Johnson adjourned to executive session at 7:18pm.

NEXT BOARD MEETING: Wednesday, December 4, 2019

Respectfully submitted by Tracy Vincent.