

**Board of Directors Meeting
Wednesday, February 27, 2019**

MINUTES

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

Pittsfield Village Board Absent:

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

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

Guests: no guest speakers

MEMBER REQUESTS/CO-OWNER FORUM:

Richard Gaeth

David Brassfield – any news on FHA status or the dumping done by our neighbors? Kendra will follow up on the property line and trash issue.

Kitty Donohoe

CALL TO ORDER: 6:22 pm by Ellen Johnson.

AGENDA APPROVAL: move FHA to top of the list before anything else. Move Milkweed discussion to after the budget. Motion to approve as amended was made by John, seconded by Jessica. Motion carries.

FHA approval – update given by Kendra, which came from the attorney. requires an amendment to the bylaws. There is a cost involved. Kendra will investigate a full amendment process, making numerous changes. Should we proceed in this current budget year? motion by Kat to authorize the attorney to draw up the verbiage for this amendment for the cost of \$2200. John seconded. Motion passes. Any way to expedite this would be beneficial. Look for an email vote.

APPROVAL OF MINUTES from February 13, 2019 (January's meeting).

Fix date at top.

New Business: Capitol is spelled wrong.

Motion to accept as corrected. Seconded by Jessica. Aaron abstained.

COMMITTEE REPORTS

Landscape Committee – approved a letter regarding milkweed. Short meeting this month. No quorum.

M&M Committee – a few requests were reviewed and approved. Trash can enclosures were discussed again also. Other items were tabled. Bringing back the Welcome committee might be a good idea. Getting information to new residents -such as specs- would be a good idea.

APPROVED MOTIONS THOROUGH EMAIL – none

KRAMER-TRIAD REPORT

MANAGER REPORT submitted and reviewed.

FINANCIAL REVIEW January reports submitted and reviewed.

CONTINUING BUSINESS

Community Rules – draft Table of Contents distributed by Ellen. Discussion on how and when to distribute to community.

City of Ann Arbor / Snow Removal contract: Kendra updated the board on the status of the situation. Two endorsements are still outstanding. We want a contract for if nothing else, liability. Our liability for us plowing the city streets.

Budget 2019-2020 Discussion

The original roof project was intended to extend 11-12 years. We are currently in year 5 and could be done in another 3, but this is not feasible with current budget projections. We need to spread out the budget farther in respect to roofing. Options for long-term planning discussions:

- Keeping fees low and not investing in all long-term projects
- Significant fee increases
- Investing in large projects with special assessments

We need to budget for a new reserve study. We must figure out our long-term plans.

Jessica thinks that an ad-hoc committee be formed to discuss perspective hardships in regard to a large fee increase.

Motion to increase monthly fees \$19 per month was made by John. Seconded by Aaron. Motion passes. With this, we will need to trim from the operating budget to zero base the budget.

\$265,050 for roofing in the Capital budget.

Operating budget detail meeting set for Thursday, March 14th.

Milkweed Policy – defer to March meeting

NEW BUSINESS

Myler engagement letter for audit. Motion to accept \$3,795 was made by Jessica and seconded by Aaron. Motion passes.

\$7,100 for a reserve study update – motion to accept the proposal and to have this done was made by John, seconded by Aaron. Motion passes.

CAI conference: John agreed to attend.

ADJOURN TO EXECUTIVE SESSION — 8:29 pm

NEXT BOARD MEETING: March 27, 2019

Respectfully submitted by Tracy L. Vincent