

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

MINUTES

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

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

Committee Chairs / Members Present: Brian Rice – Landscape

Guests: no guest speakers

MEMBER REQUESTS/CO-OWNER FORUM:

Laura & Elizabeth Decicco 3424 Edgewood -- brought to the board a situation with the neighbors regarding smoking in their unit. They have made police reports. They have spoken to police and fire department personnel. Cannot get a satisfactory option at this time to deter smoke from going into their unit. The association can send a nuisance violation letter. The attorney recommends that a smoking policy be adopted. This will be discussed further in Executive Session.

CALL TO ORDER: 6:42 pm by Ellen Johnson.

AGENDA APPROVAL: Add Aaron Pressel's Board Resignation to New Business
Motion to accept agenda as amended made by John, seconded by Jessica. Motion passes.

APPROVAL OF MINUTES from February 27, 2019

Under Budget Discussion: add "Options for long-term planning discussions:"

Motion to accept as corrected was made by Kat, seconded by Jessica. Motion passes.

COMMITTEE REPORTS

Landscape Committee – No quorum this month.

Requests were reviewed. Garden marker program was updated and approved for distribution.
Minutes on file.

M&M Committee – Minutes on file.

APPROVED MOTIONS THOROUGH EMAIL – 2019-2020 FYE Budget: motion to ratify the email vote was made by Jessica and seconded by John. Motion passes.

KRAMER-TRIAD REPORT

MANAGER REPORT submitted and reviewed. Ellen suggested that the deck staining map be placed on the web, as well as the roofing schedule.

FINANCIAL REPORTS February reports submitted and reviewed.

CONTINUING BUSINESS

Community Rules – ongoing project. Kendra updated the individual policies where costs were affected in the approved budget:

1. Motion to approve the maintenance and service requests document was made by Kat, John seconded. Motion passes.
2. Motion to accept changes to the Rental and Leasing Policy was made to Jessica, seconded by Kat. Motion passes.
3. Motion to accept the new clubhouse rental policy made by John, seconded by Jessica. Motion passes.

City of Ann Arbor / Snow Removal contract: still issues with insurance. Kendra provided the information she received from the city. They will not accept more than a one-year contract.

Milkweed Policy – Jessica is suggesting only two varieties of milkweed: 1) butterfly weed and 2) Swamp milkweed. Jessica recommended any folks who choose to plant these, participate in the garden marker program. John pointed out we should not go against what the landscape committee has already agreed upon: no milkweed. How do we identify the wrong varieties and how do we handle those situations? Discussion. Brian – we need a remediation policy to accompany this. “all milkweed not allowed except... (see above)” and “rear beds only”. Motion to make the amendment to the DO NOT PLANT list to ban all milkweed except butterfly weed and swamp weed, and they only be allowed to be planted in the rear garden beds & must participate in garden marker program-was made by Jessica and seconded by John. Brian also requests an official response from the Board to the landscape committee’s recommendation.

FHA approval process

Kendra spoke to the attorney and he recommends a bylaw revision rather than an amendment, and to discuss this at a board meeting. This is our opportunity to make the changes we’ve been making notes on over the last year. we can present our ideas at the annual meeting.

NEW BUSINESS

Contracts

AIA insurance renewal: motion to accept was made by Jessica for \$69,973.23 and seconded by John. Motion carries.

Reserve Advisors reserve study update: motion to accept the proposal was made by Jessica with the provision that we need to schedule the inspections on our terms. Seconded by John. Kat voted no. motion carries.

Mastercraft Gable Ends Addendum: motion to approve for \$6900 was made by Jessica and seconded by John. Motion passes.

Trugreen: \$3,076 contract: motion to approve the contract with Trugreen was made by John and seconded by Kat. Motion passes. Jessica abstained.

Budget Letter: sample letters to submitted to the board. Acknowledge the increased costs in the operating budget. Water, snow removal, gutters, insurance, etc. long-term plans have been set in place. Ellen will draft something.

Long Term Planning / Reserve Study To-Do’s: how do we see this process working? The board should meet soon to start discussion. Sunday, April 14th at 2:00 pm for long term planning meeting - April 17th for the regular board meeting next month.

Pre-Posting Board Meeting Agendas: Post the agenda on the website and send it via email.

Annual Meeting Date: May 13th, 2019

Flower Giveaway Date: May 18th, 2019

Board Resignation: motion to accept Aaron Pressel's resignation was made by Jessica and seconded by John. Motion carries.

ADJOURN TO EXECUTIVE SESSION — 8:22 pm

NEXT BOARD MEETING: April 17, 2019

Respectfully submitted by Tracy L. Vincent