

**Board of Directors Meeting  
Wednesday, April 17, 2019**

# **MINUTES**

**Pittsfield Village Board Present:** Ellen Johnson, Kat Irvin, John Sprentall, Jessica Lehr

**Pittsfield Village Board Absent:**

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

**Committee Chairs / Members Present:** Brian Rice – Landscape

## **MEMBER REQUESTS/CO-OWNER FORUM:**

Richard Gaeth – looking for approval from the board for his egress window. Issue will be added to the official agenda.

**CALL TO ORDER:** 6:27 pm by Ellen Johnson.

## **AGENDA APPROVAL:**

Add Gaeth egress window approval to agenda under / after Committee Reports.

Add Landscape Committee response regarding Milk Weed to Board as #5 under Continuing Business.

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

## **APPROVAL OF MINUTES** from March 27, 2019

Motion to approve as presented was made by Jessica and seconded by John. Motion carries.

## **COMMITTEE REPORTS**

**Landscape Committee** – Minutes on file.

Several requests reviewed and approved. Down to 7 members currently.

**M&M Committee** – Minutes on file.

2319 Fernwood: egress window modification request discussion. Liability concerns should something be uncovered once work begins. Repercussions? Owner should make sure the vendor/contractor has accurate insurance. Contingencies can be added and edited to our specs on egress windows and other specs as a safeguard. Thayer will get insurance requirements for high risk work. The Board would like to acquire the insurance from Perimeter. Jessica made a motion to approve the installation of an egress window at 2319 Fernwood contingent upon establishing appropriate insurance from Perimeter. Seconded by John. Motion passes

Trash Fence Discussion – ongoing

Playground Discussion – ongoing

**APPROVED MOTIONS THOROUGH EMAIL – none**

## **KRAMER-TRIAD REPORT**

**MANAGER REPORT--** submitted and reviewed.

Roofers are repairing ruts in the lawns.

We may not get final billing before the end of the fiscal year.

Discussion on deck staining project.

**FINANCIAL REPORTS--** March 2019 financial package submitted and reviewed.

The Association will be over budget in snow removal at the end of the fiscal year.

Property insurance will be paid this month (April).

Operating account shortfall projection looks to be around \$45K.

We will need to borrow \$45K from a reserve account to pay year-end invoice. Motion to transfer \$45K from MOB reserves 5591 to operating to pay April expenses, including the insurance premium, was made by John and seconded by Jessica. Motion carries.

## **CONTINUING BUSINESS**

**Resident Rules** – almost ready with a draft. John would like to add discussion on grandfathering.

**City of Ann Arbor Snow Agreement** – we now have our new insurance certificate and will begin the approval process again for the next winter season.

**FHA Approval** – will be discussed at the Annual meeting and be considered when we revise our bylaws.

## **Long Term Planning/Reserve Study To-Dos**

Jessica is suggesting that the roof analysis be a tool for planning.

We need to be aligned on the big key items that we want to plan and save for.

We need to help drive the reserve study which we have already approved to be done.

This should help us get a more accurate reserve study.

We should set up another meeting to further discuss this – May 10<sup>th</sup> at 1:30 pm.

## **Landscape Committee Response to Board Regarding Milkweed Finalization. Discussion**

Pollinator plants have been planted in each corner bed.

The only plants Monarchs will lay their eggs on is milkweed.

The committee is very concerned of the ramifications of allowing any milkweed plants being allowed in PV.

Should we revisit the policy? If we had to vote again on this, John would strongly vote no. this needs to be resolved and finalized or communicated to the association. Brian and John will assist Kendra with a cover letter to go along with the Do Not Plant List.

## **NEW BUSINESS**

Annual Meeting Preparation:

Agenda

2018 Minutes

Financials

Nomination Profiles

Annual Review

Prepare an explanation of why the fees have increased. Other board members are asked to send input to Ellen.

Board Seminar – free seminar for board members

**ADJOURN TO EXECUTIVE SESSION** — 8:37 pm

**NEXT BOARD MEETING:** June

Respectfully submitted by Tracy L. Vincent