

**Board of Directors Meeting  
Wednesday, July 31, 2019**

# **MINUTES**

**Pittsfield Village Board Present:** Ellen Johnson, Kat Irvin, Jessica Lehr, Leif Millar

**Pittsfield Village Board Absent:** John Sprentall

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

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

**Committee Chair Absent:** Lisa Lemble – M&M

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

**Doug Peterson** – his issue will be discussed in Executive Session

**David Lyman** – shocked to find common milkweed on the do not plant list. We can't put this on the removal list. A letter was submitted from Michigan State University explaining the effects on Monarch butterfly population. It should be illegal to cut it down. Ellen tried to explain that it's been discussed a lot, both on the committee level and board level. The issue in our community is both fiscal and responsible. Milkweed can spread. People sell their units and leave. Jessica added that this begun with all milkweed being banned. We ended up looking at all varieties and the growing habits of each. The background of the board's decision was explained. David asked what types are permitted. Swamp and Butterfly-weed are allowed in the rear of the unit, with participation in the garden marker program. David would like a legal document from our lawyer that he will agree to it that when he leaves or dies that all of his approved milkweed will then be removed. He went on to explain the importance of this issue is to him. The board has a request from an owner and it will be discussed.

**Erin Pfaff** – mold remediation reimbursement request – see new business a.

**CALL TO ORDER:** 6:38 pm by Ellen Johnson.

## **AGENDA APPROVAL**

Move Erin Pfaff's issue (2845 PF Mold Abatement) to front of the agenda.

One addition – Jessica – under continued business: minutes and agendas/Communications.

Motion to approve as amended made by Jessica, seconded by Kat.

## **APPROVAL OF MINUTES** from June 2019

Motion to approve was made by Leif and seconded by Jessica. motion carries.

## **COMMITTEE REPORTS**

**Landscape Committee** – Minutes on file

Highlights:

- Removing problematic redbuds. Proposal in packet.
- Identifying buckthorn throughout community. Will there be replacements offered? We are trying to be consistent with the rules also
- Grapevines seem to be an issue
- Bamboo has been spotted on Richard. These spread and are hard to remove. They asked if they can have it until fall.
- Several letters have gone out to GM violators.

## **M&M Committee – Minutes on file.**

### **Highlights:**

- Several requests approved. An end unit will be combined with the adjoining unit.
- Trash enclosures still being discussed.
- Playgrounds. Ellen mentioned that she has put together a proposal for the playgrounds and will formally submit it for review and approval. Overview: maintain what we have. Ground-gravel. Gazebos stay. Table stays.
- Paintings purchase by Ellen being donated to the Village.
- Reserve spending calculations were done by Kendra by request of Leif at the meeting.

## **APPROVED MOTIONS THOROUGH EMAIL**

City of Ann Arbor Snow Agreement 2019-2020. Motion to ratify was made by Jessica and seconded by Kat. Motion carries.

## **KRAMER-TRIAD REPORT**

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

- Updated sales report submitted for the meeting
- 152 closed work orders in July!
- Last week the site was walked for concrete work
- Can we add how many work orders are open at the end of each month?

### **FINANCIAL REPORTS** - submitted and reviewed

- Shrub and bed care contract payment was made a month later than when it was allocated for.
- Roof retainer was paid.

## **CONTINUING BUSINESS**

1. Resident Rules
2. Amendment Wishlist
  - i. Legally combining two units
  - ii. Deck extension
  - iii. Fiscal year (move from fiscal year to calendar year)
  - iv. Window and door responsibility (Association vs. co-owner)
  - v. Cooperative leasing restriction (tied to FHA approval process)
  - vi. % of value (move to equal % of value)
3. Long-term Planning/Reserve Study to do
  - i. August 9 planning meeting set in the community bldg. at 1:30 pm
4. Risk Mgmt Report Action Plan
  - i. Received risk management report from insurance carrier. The Board is in the discovery phase of the project and is working on an action plan. Communication will be circulated from Association's legal counsel to residents to near future.
5. Do not plant list enforcement – tabled
6. Agendas and minutes / Communications: Jessica would like to see the agenda posted on the website prior to the meetings. Jessica would like the agenda also emailed to the community monthly. People can then see if an issue of concern or interest is being discussed. Ellen will review / approve the agenda each Friday prior to the board meeting.

## **NEW BUSINESS**

1. 2845 PF – owner has paid for this work and is now seeking reimbursement from the Association. Ellen asked why was the abatement recommended? There was no

confirmation of mold stated and where did the alleged mold come from? Co-owner inspection indicated evidence of mold in attic. Kendra responded to co-owner's original request that the committee has a mold remediation policy of no abatement and asked her to let the association know if they could be of further assistance. Co-owner referenced the Master Deed and it seems that the attic is covered by the Association. The Board will have a look at the Master Deed and have a very close look at all of this for consideration. Co-owner indicated the differences between her inspections in 2017 and 2019. The unit had a fire several years ago and the lower roof had to be replaced at that time.

2. City of Ann Arbor Trash Cart Swap: the city has a lot of smaller carts that they will deliver for a minimal charge. Need a date of delivery. Find out who is interested. Kendra will get the details and work on the communication to those interested in switching to a smaller cart. motion by Leif to pay the \$60 for this swap. Kat seconded. Motion carries.
3. Arbor Valley Tree: 3 large trees for removal. These removals are not budgeted for. Motion by Leif to approve this bid and seconded by Jessica. Motion carries.
4. HOA Loans. Preliminary information submitted. Discussion. Jessica asked Thayer to explain the pros and cons.

**ADJOURN TO EXECUTIVE SESSION — 8:44 pm**

**NEXT BOARD MEETING:** August 2019

Respectfully submitted by Tracy L. Vincent