



**Board of Directors Meeting
Wednesday, September 25, 2019**

MINUTES

Pittsfield Village Board of Directors Present: Ellen Johnson, John Sprentall, Jessica Lehr, Leif Millar (via phone)

Pittsfield Village Board of Directors Absent: Kathleen Irvin

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

Doug Peterson & Shannon Nelson

Co-owner would like to put out a bird bath. Co-owners are also concerned with small fence located in rear common area adjacent to their unit. Doug considers the fence to be a tripping hazard. Jessica Lehr commented and apologized on not responding to their request from earlier this spring/summer to install the bird bath issue. Ellen Johnson will speak to each neighbor in this building regarding wildlife concerns, etc. Shannon reiterated Doug's request regarding installing their 30" birdbath. Shannon recently sent two (2) emails to the Board regarding this issue/request. The Board will discuss their requests & concerns during executive session.

Janet Vincze

Attended a few minutes of the co-owner forum. Janet thought the Board meeting was the annual meeting.

CALL TO ORDER

Ellen Johnson called the meeting to order at 6:42pm.

AGENDA APPROVAL

John Sprentall motioned to remove the Do Not Plant List from the agenda and to approve the agenda as amended.

Seconded by Jessica Lehr. Motion carries.

APPROVAL OF PRIOR BOARD MEETING MINUTES

Jessica Lehr motioned to accept the July minutes as amended, see August meeting minutes for July amendments. Seconded by John Sprentall. Motion carries.

Jessica Lehr motioned to accept the August minutes as presented. Seconded by John Sprentall. Motion carries.



COMMITTEE REPORTS

Landscape Committee

September meeting minutes on file.

Highlights:

- 3524 EW fencing was recommended to the Board for review.
- 2846 PF requesting grading
- Committee reviewed Ellen's playground renovation proposal
- Buckthorn still an issue & the Committee is reviewing options with Les
- TruGreen treated the rear lawns on the September 23, 2019. One complaint is the technicians need to leave more signs indicating the treatment was applied.

M&M Committee

September meeting minutes on file.

Highlights:

- Co-owner requests were reviewed & approved.
- Survey was sent to all residents regarding interest in an after-hours maintenance workshop program.
- Revised trash can enclosure spec was discussed & recommended to the Board.
- Committee reviewed Ellen's playground renovation proposal.

KRAMER-TRIAD REPORT

Manager's Report

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

Highlights:

- Sales seem to be slowing down
- Work orders have declined, typical for this time in the year
- Weather permitting, FY 19/20 concrete project will commence in late October-early November

Financial Report

August 2019 financial package submitted and reviewed

Highlights:

- Shrub and bed care line item over budget due to monthly budget allocation vs. timing of invoice paid
- Under budget for the year approximately \$27,000.

CONTINUING BUSINESS

Resident Rules

Sections 1 and 2 have been updated. Ellen Johnson distributed a hard copy to Board member for review. Ellen will also send it electronically to Board members. Ellen will continue work on the other sections. The Board may consider sending a draft to the community to gather feedback.

Amendment Wishlist

On-going

City of Ann Arbor Snow Removal Agreement

Collecting required endorsements on new COIs.



City of Ann Arbor Trash Cart Swap

Email blast sent to residents on Wednesday, September 25, 2019. If interested, residents must let office know by Monday, September 30, 2019. Management will coordinate with the City from there. More information to come.

Egress Window Specification

Ed Zelmanski reviewed the draft spec and provided feedback. The Board reviewed the revised spec and have further edits. Management will update spec and Board will review at October meeting.

NEW BUSINESS

Storm Door Specifications

John Sprentall questioned 21-SS model. Board will investigate and review at October meeting.

Trash Can Enclosure Specification

The Board reviewed specification that was recommend by the Maintenance & modification Committee. The Board reviewed the spec and agreed that end units should not be mandated to have trash enclosure fence, but rather a recommendation for aesthetic reasons. The Board would like the Committee to provide a sketch representing all unit types, including end unit recommendation. This is not a requirement, yet a specification. Jessica likes the exception/exemption paragraph. Colin noted the cost of labor to construct a trash enclosure fence has increased since the City mandated the fences. The Board asked Colin to investigate “off the shelve” options. Management will take feedback top the Committee.

ADJOURN TO EXECUTIVE SESSION

Ellen Johnson adjourned to executive session at 7:51pm.

NEXT BOARD MEETING: Wednesday, October 30, 2019

Respectfully submitted by Tracy Vincent.