



**Board of Directors Meeting
Wednesday, February 19, 2020**

MINUTES

Pittsfield Village Board of Directors Present: Ellen Johnson, John Sprentall, Jessica Lehr; Leif Millar via teleconference.

Board of Director(s) Absent: Kat Irvin

Committee Chair Present: Brian Rice – Landscape

Committee Chair Absent: Lisa Lemble – M&M

Associa / Kramer-Triad Management Present: Kendra Zurich, Colin Breed, Tracy Vincent

MEMBER REQUESTS/CO-OWNER FORUM –

Lauri Mallonen

Coyote sightings, last night near Packard. He's had conversations with neighbors. Concerns discussed.

Doug Peterson

No issues, observing.

CALL TO ORDER - Ellen Johnson called the meeting to order at 6:37 pm.

AGENDA APPROVAL

Jessica: move 'budget discussion' up to first agenda item in 'continuing business'.

John: Resident Rules – Discuss grandfathering pertaining to resident rules.

Motion to approve agenda as amended was made by Jessica, seconded by John. Motion carries.

APPROVAL OF PRIOR BOARD MEETING MINUTES

Jessica: Resident Rule discussion: clarify the fact that we are asking input from the community on how to present the rules, not the rules themselves. Included a blurb in the newsletter and did not send a memo-the memo went out to selected members of the community (committee members primarily). Rules still go through regular board processes.

Solar roofing discussion: (change to "tabled")

Motion to accept as amended was made by Jessica, seconded by John. Motion carries.

COMMITTEE REPORTS

Landscape Committee – Committee did not meet in February.

M&M Committee – Minutes on file.

APPROVED MOTIONS THROUGH EMAIL

- TruGreen
 - Spring & fall 2020 weed & feed application
- Superior



- 4-year contract extension
- MasterCraft
 - 2020 gable end proposal
- Myler and Szcypka
 - FY 19/20 engagement letter

Motion to ratify both the January and February 2020 Board votes (above) was made by John and seconded by Jessica. Motion carries.

KRAMER-TRIAD REPORT

Manager's Report

Discussed sales report & current projects.

Financial Report

January 2020 financial report was reviewed at the budget meeting.

CONTINUING BUSINESS

FY 20/21 Budget Discussion

Budget meeting notes and adjustments were completed by Kendra and presented current draft tonight. We cannot draw out reserves down. Kendra clarified reserve fund projections through the end of the next fiscal year. Goal is to cut \$100,000.00 from the draft budget.

Board asked Village staff to review budget & provide feedback. Reviewed suggestions from Village Maintenance staff:

- Eliminate all events
- Eliminate flower giveaway, or at least the flower box kits
- Postpone crabapple tree replacement program for a year or two.
- Cut back on concrete work for next FY. Budget enough for "911" repair & replacements.
- Water service line upgrades can be cut back by \$5,000.00

Suggestions from the Board:

- Cut back mulch to \$12K
- Co-owner Replacements from \$6,500 to \$5,000
- Jessica proposed putting off the bylaw amendments. Anticipated cost for bylaw amendment is approximately \$10K.
- Contact Supreme Deck and ask them to hold their price for another year and skip FY 20/21.
- Leif stressed the fees need to be increased substantially. Discussion. We went 8-9 years without any increases and now we must increase fees to keep up with routine maintenance, operating expenses, etc.
- Target for long-term planning / reserve study is spring 2020.

Motion to accept the fee increase of \$20 per unit and accept all budget adjustments as noted – was made by John, seconded by Jessica. Motion passes. Leif abstained.

Resident Rules

Ellen provided an update, she has received some edits from various folks – final vote/discussion to be reviewed at March meeting.



Governing Documents Wishlist

TABLED

Trash Can Enclosure Specs

\$260.00 current estimated cost for a 6ft trash fence made in-house.

Risk Management Report

TABLED

NEW BUSINESS

2328 FW – Solar Roof and Powerwall Request

TABLED

Individual Security Systems Rules and Regulations

TABLED

ADJOURN TO EXECUTIVE SESSION

Ellen Johnson adjourned to executive session at 8:36 pm.

NEXT BOARD MEETING: Wednesday, March 25, 2020

Respectfully submitted by Tracy Vincent.