



**Board of Directors Meeting**  
**~~Via GoTo Webinar~~**  
**Wednesday, November 11, 2020**  
**6:15 pm**

<b>MINUTES</b>
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**Pittsfield Village Board of Directors Present:**

Ellen Johnson, John Sprentall, Jessica Lehr, Kat Irvin.

**Committee Chairs Present:**

Brian Rice – Landscape

Lisa Lemble -- Maintenance & Modification

**Associa / Kramer-Triad Management Present:** Kendra Zunich, Dave Walke, Tracy Vincent

**Co-Owners attending:**

Laura Decicco

Nick Oliverio

Joy Knobloch

Su Hansen

**Member Requests/Open Forum**

John Sprentall mentioned the new signs at the playground and the feedback received. “no yelling” should be clarified with the residents. He’d like a blurb in the next newsletter clarifying them.

**Call Meeting to Order – 6:29 p.m.**

**Approve Agenda**

Suggestion to move the discussions about Solar and the Meadow Project up to after Committee Reports, to accommodate guests in attendance. Motion to approve agenda as amended was approved by Jessica and seconded by John. Motion passes.

**Approve Previous Meeting Minutes**

Under New Business:

1. Social events: porch light covers – take out the words “for this year”
2. TruGreen: The Board received a letter from concerned residents.



Motion to approve as amended was approved by Jessica and seconded by John. Motion passes.

### **Committee Reports**

Landscape Committee - Brian Rice, Chairperson

October meeting had several routine requests reviewed and responded to.

3505 OW had a large tree removed

Meadow proposal was discussed and approved

November meeting 11-10-20 Highlights:

**Modification & Maintenance** - Lisa Lemble, Chairperson

Several requests were reviewed in October and November

Discussed window specs and exterior light fixtures (front porch lights)

### **Solar Proposal**

Proposal from Rueter Associates (architectural firm)

Ellen approached an electrical engineer and he reached out to several local companies and they provided their concerns. Jessica is concerned that this is an unbudgeted item. Based off previous feedback from contractors, the Board is expecting that the roofs cannot handle the load of solar panels, as the roofs currently stand. There are structural aspects that need to be addressed before the Board can decide on solar options for the community. Lisa Lemble posed a couple of questions for Rueter to address: what structural investments will need to be made? how will structural investments be made to the roof (interior vs exterior) after a building's roof has been replaced. Ellen urges acceptance of this proposal at this time. A budget amount was already approved. John would like Kendra to contact the insurance company to get their opinion. Jessica motioned to approve the proposal of \$4,300.00. Motion seconded by John. Motion passes.

**Meadow Proposal** - Su Hansen & Joy Knobloch

Proposal sent to the Board to put in meadow in two areas where picnic tables were removed. Volunteer group of 25 has been put together. A consultant (Kyle Ferris) from Michigan Wildflowers came up with a seed list and was given the "do not plant" list. This will be a community building project and a multi-generational event. If approved, they'd like to start on 11-14-20. Jessica made a motion to approve this proposal with John seconding. Motion passes. John asked that Su and Joy write up an article for the newsletter.

### **Approved Motions through Email**

- a. 3424 Norwood- HomeSpec- Drain Tiling:



b. 2272 Pittsfield- Mr. Sponge- Wall Fracture Injections

Motion to ratify the 2 approved items above (a. and b.) was made by Jessica and seconded by John. Motion passes.

### **Kramer-Triad Report**

#### **Manager's Report**

4 closed sales since the last board meeting

20 total YTD

Off site owners remains the same

Violations – we had a few in September

Work order reports summarized

Project updates

October 19 roofing began – bldgs. 3, 4

Deck staining spring 2021

Mastercraft is working on contract renewal

Pristine Pool will have a contract renewal at budget time

May 2021 – KT Mgmt contract will be up for renewal

### **Continuing Business**

a. Resident Rules (TABLED)

b. Governing Documents Amendment Wishlist (TABLED)

c. FHA Approval (*Requires amendment to move forward*)

d. Community Building Parking Lot Signage: visual aid provided. Legal opinion expected.

e. City of Ann Arbor- Snow Removal Agreement: expected mid-month for Board to sign.

f. Individual Security Cameras: Jessica feels we should revisit this and have specifications in place. Discussion. Security issues getting more and more common. Kendra to reach out to local law enforcement for input and to attend the next meeting to discuss security measures.

g. 2332 Fernwood - Home Spec Foundation Stabilization: how many of these situations can we identify? We should plan proactively for these as much as we can and put funds aside for these types of repairs in the capitol budget. This is identified as a reserve item and will not impact the operating budget. Dave offered that staff ask homeowners periodically if staff can do a visual examination of the crawlspace as they are inside units for other reasons. The Board would like the maintenance staff review data and do research that does not involve entering units (due to COVID-19) to see if there are other units/buildings that are vulnerable. Budget meeting is planned for February and we'd like to have at least



an idea of what we are looking at. Motion to approve this repair at the cost of \$24,811.40 at 2332 FW was made by Jessica and seconded by John. Motion passes.

## **2. New Business**

- a. Vacant BOD Position: John suggested moving forward with appointing Nick Oliverio who expressed interest. He has experience on other boards.
- b. MasterCraft- Gable End Proposal: motion to approve the \$7,360.00 was made by Jessica and seconded by John. Motion passes.
- c. MasterCraft- Paint Colors: discussion. John would like to see other trim color options presented and can put forth some recommendations to M&M.
- d. Fiscal Year end Budget timing change: we plan to do a short budget for 2021 (May to December) then going calendar year (Jan to Dec) for 2022. More thought needs to go into this. Tabled to next month.
- e. Revised Exterior Window Specification – there are unauthorized window installations around the community. we need to be sure the color options and limitations are specified. Also, residents should be reminded that all modifications are to be preapproved. Revised window specification submitted for review.
- f. Neighborhood Watch Program: should be a strict resident run program with only a board liaison. Nick Oliverio mentioned he would be interested in getting the neighborhood watch program up and running, should the Board decide to move forward. The Board would like to invite a rep from the Ann Arbor Police Department to attend the next meeting to talk about the neighborhood watch program + proactive security measures the community can take on a day-to-day basis. Tabled until we speak to local law enforcement.

**ADJOURN TO EXECUTIVE SESSION at 9:00 pm**

**Next Board Meeting:** Wednesday, December 9, 2020

*Respectfully submitted by Tracy Vincent.*