



**Board of Directors closed Meeting**  
**~~Via GoTo Meeting~~**  
**Wednesday, March 25, 2020**  
**6:00 pm**

## **MINUTES**

### **Pittsfield Village Board of Directors Present:**

Ellen Johnson, John Sprentall, Jessica Lehr, Kat Irvin, Leif Millar (joined in at 6:50 pm during resident rules discussion)

**Committee Chair Present:** Brian Rice – Landscape

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

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

**MEMBER REQUESTS/CO-OWNER FORUM** – Closed meeting; Stay Home, Stay Safe Order

**CALL TO ORDER** - Ellen Johnson called the meeting to order at 6:09 pm.

\*\*Motion to consider this meeting a closed meeting -under the circumstances of the Stay Home, Stay Safe Order and without being able to provide a lead time and having no open forum was made by Jessica and seconded by John. Motion passes.

We are still conducting normal Association business. If this happens in the future, we will work out a plan and consider make the meeting available to co-owners.

### **AGENDA APPROVAL**

Motion to approve as presented was made by John and seconded by Kat. Motion passes.

### **APPROVAL OF PRIOR BOARD MEETING MINUTES**

Wording on prior meeting minutes approval: the board is ASKING input from residents regarding revised Resident Rules, not ALLOWING. Add language that any rules must go through regular board processes. Motion to approve as amended was made by John and seconded by Jessica. Motion passes.

### **COMMITTEE REPORTS**

**Landscape Committee** – Committee met on March 11, 2020.

Request received during the winter were reviewed and would be handled by Les when better weather (and current conditions lifted). Co-owner presented a preliminary plan for an adopt-a-tree program in the common areas.

**M&M Committee** – Did not hold meeting in March.



## **APPROVED MOTIONS THROUGH EMAIL**

2532 PF – approval via email for buyer to lease unit even though seller was an original Village Co-op owner. Motion to ratify the email vote was made by Jessica and seconded by John. Motion passes.

## **KRAMER-TRIAD REPORT**

### **Manager's Report**

Discussed sales report: 4 sales this year. Median price has dropped. Some violation letters went out: Air B-n-B violation went out to a repeat offender. John would like to discuss recurring violations in the future. Projects are on hold due to Stay Home, Stay Place order.

### **Financial Report**

February 2020 financial report was reviewed and presented by Kendra. AIAI will be processing the Association's refund from the pre-payment.

## **CONTINUING BUSINESS**

### **Resident Rules**

Comments were received from various residents. A final version will be out soon, per Ellen. Discussion regarding grandfathering. Kat, Ellen, Jessica were all in agreement that there be no grandfathering.

### **Governing Documents Wishlist**

Bylaws permit the Board to change fiscal year without bylaw amendment. This will be taken off the wish list and put on as a New Business item.

### **Trash Can Enclosure Specs**

M&M did not meet in March.

### **Risk Management Report**

Colin has inspected 41 units – 12% upgraded/compliant. Colin has a spreadsheet of data. This information should be wrapped up by the end of the month. Kendra will work on compiling the information to formal presentation.

## **NEW BUSINESS**

### **2328 FW – Solar Roof and Powerwall Request**

Tabled. We should communicate back to the requesting co-owner to explain the delays. We need to have a thorough understanding on the Associations' position on this subject.

### **Individual Security Systems Rules and Regulations**

KT will try to find another community's ruling on RING systems and similar devices. Thayer recommends adopting a policy on this. Discussion. Ellen proposed that all board members review information provided and come back for more discussion. Keep in mind – how to handle removal of these devices should a unit is sold, and it be left behind.

### **Supreme Deck Proposal**

Tabled.

## **ADJOURN TO EXECUTIVE SESSION**

Ellen Johnson adjourned to executive session at 7:26 pm.



**NEXT BOARD MEETING:** Wednesday, April 29, 2020

*Respectfully submitted by Tracy Vincent.*