



Board of Directors Meeting
~~Via GoTo Webinar~~
Wednesday, May 27, 2020
6:00 pm

MINUTES

Pittsfield Village Board of Directors Present:

Ellen Johnson, John Sprentall, Jessica Lehr, Kat Irvin, Leif Millar

Committee Chairs Present: Brian Rice – Landscape

Committee Chairs Absent: Lisa Lemble- Maintenance & Modification

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

MEMBER REQUESTS/CO-OWNER FORUM

Doug Peterson

Inquiring about his landscape request re: solutions for shady rear lawn.

Mark Wine

Are there plans to add covered parking to any of the open spaces?

CALL TO ORDER - Ellen Johnson called the meeting to order at 6:23 pm.

AGENDA APPROVAL

Motion to approve agenda was made by John Sprentall, seconded by Jessica Lehr. Motion carries. Motion to accept addition of item 9b to agenda made by Jessica and seconded by John. Motion carries.

APPROVAL OF APRIL BOARD MEETING MINUTES

Solar panel discussion - edit made by Jessica: the agreement was that the Association will choose the engineer and the co-owner will pay for the costs. Motion to accept the minutes as corrected was made by Leif Millar and seconded by John. Motion carries.

Committee Reports

Landscape Brian Rice, Chairperson

Reviewed 3522 Edgewood request for rear lawn solutions due to shady conditions. The Board will discuss under "New Business" during tonight's meeting. TruGreen applications (front & side lawns) scheduled for June 1, 2020, weather permitting.

Modification & Maintenance

Ellen Johnson reviewed the minutes from the last meeting of the committee

Approved Motions through Email

1. Building #36- Install Rear Gutters
2. 2260 Parkwood- HomeSpec Proposal- Foundation Repair
3. PPB CDs



Motion to ratify approved motions 1 & 2 was made by Jessica and seconded by John. Motion carries. Motion to ratify the decision to put one (1) PPB CD into a 12-month CD and the other to an 18-month CD. Jessica motions with John seconding. Motion carries.

Kramer-Triad Report **Manager's Report**

April was a slow sales month, likely related to COVID-19. Community communications & projects were summarized.

Financial Report- April 2020

Under budget 63,000 for fiscal year end. Due in part by insurance savings when Association switched carriers in February 2020, and AIAI premium prepayment refund. Water and Sewer was slightly over budget at \$5,000.

Continuing Business **Resident Rules**

Last phase of edits and updates is being done. Distribution is the question now. Discussion. A notice will be mailed. Options will be given for those who would like or need a hard copy. Flash drive option? New rules will be posted on Town Square and on PV website.

Risk Management Report

The Board reviewed the "Feasibility Study" submitted & conducted by Colin Breed. Colin was able to inspect approximately 10% of units to determine the type of electrical panel (Zinsco or other), status of exposed cloth covered wiring, and the electrical services drops (exterior). The Board will send a risk management "warp up" letter to residents in the near future.

Individual Security Systems

The Board wants something in place, should a request come to the board for consideration. Review and discussion. How do we monitor or enforce? Kendra will check with other managers to ask if other communities are facing issues with these.

Michigan Step Forward Program

Application documents have been signed by BOD members. Kat Irvin is required to sign a document via an online notary from Zelmanski's office. This will be conducted by end of this week/early next, then application will be mailed overnight to the State of MI.

Events

Annual Meeting

Online/Virtual Options: KT is vetting some options on this topic. Kendra will have an update to the Board in the coming weeks. Online webinar will be held on June 3, 2020, BOD members are encouraged to attend.

Pool Party

The Board decided to cancel the 2020 pool party due to COVID-19 concerns/restrictions.

2020 Pool Season



Routine maintenance is being done by Pristine Pools. Board will discuss pool opening & pool rules via email before the next meeting. The Board will base pool opening decisions on state & local executive orders & regulations

New Business

Fiscal Year

The Association's governing documents allow the Board to alter FY by a resolution of the Board vs a amendment. The Board will likely move forward with calendar year FY in 2022.

3522 Edgewood

Comments from co-owners of 3522 Edgewood: they don't want to take over responsibility but will assist with upkeep. The area needs to be restored. There are alternatives that do not need to be regularly mowed. Does our master gardener have any recommendations? Maybe pavers or hostas? Is sod an options?

Les with Superior Mow & Snow, said the area is challenging to grow grass because of the shade provide by the trees/canopy. The Board would like Superior to overseed with shady grass mixture & consult with Lisa (horticulturist) on best long-term solutions.

ADJOURN TO EXECUTIVE SESSION

Ellen Johnson adjourned to executive session at 8:27 pm.

NEXT BOARD MEETING: Wednesday, June 24, 2020

Respectfully submitted by Tracy Vincent.