



Board of Directors Meeting
~~Via GoTo Webinar~~
Wednesday, September 30, 2020
6:15 pm

MINUTES

Pittsfield Village Board of Directors Present:

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

Committee Chairs Present:

Brian Rice – Landscape

Lisa Lemble -- Maintenance & Modification

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

Co-Owners Present:

MEMBER REQUESTS/CO-OWNER FORUM –

Solar discussion

July Roth, Solarize Ann Arbor and Mike Lemieux, Deputy Building Official, City of Ann Arbor

The first step is getting an engineer evaluation of the roofs. Ellen has a couple of local contacts who have experience with older buildings. This is an important topic and is in progress. Two issues: getting the engineering report to be sure our roofs can bear the weight of solar panels, and then the legalities/administrative aspects, as well as maintenance.

Ellen clarified

Engineer will look at a sample or selection of buildings.

Roadblocks and action plan

Aesthetics are an issue with some

Legislation does not allow for community solar. (Julie Roth). Condos – each who chooses to go solar, the panels over your unit are powering your unit's electricity only.

This request is from one co-owner. This is not an Association driven endeavor.

Q's from the attendees:

Chris Torella: what's the difference between a group of units and a community bulk discount? Each owner would have their own contract with the vendor. Community solar: panels cross property lines

Kelly Davenport: what steps can we take as individuals to move this forward should we decide to apply for this modification? Assuming the evaluation goes well, the administrative items can then be handled. Perhaps a meeting / group discussion would be set for further discussion. Julie mentioned that there are models and guidelines for communities where aesthetics is important.

Su Hansen: asked about the entire process. Wants clarification. Ellen explained from PV standpoint, Julie Roth explained the details further. If we have only 1 person in PV who wants this, will the Association still approve



this to go forward? Yes, specifications would be drawn up before a meeting is called on this issue and to get numbers for a possible multi-unit discount.

David Brassfield: how does the addition affect the association's responsibility on routine maintenance? It would fall then on the co-owner who owns the unit. What happens when you have an adjacent unit? There would have to be an effort to keep the panels on the individual unit's roof. 4-plex question on roofs facing the sun. what happens if the roof leaks under the panels? Who's responsible to make the repair? An installer responded (at the M&M meeting) that each panel can be removed if need be, AND panels also protect the roof further from wind and rain damage. All of this will be considered when specs are drawn up.

Laura Decicco: can we ask questions in the future? Will insurance increase? what if the roof leaks? What happens when we sell the unit? Installers should have a good warranty. Electrical panel overload?

CALL TO ORDER - Ellen Johnson called the meeting to order at 7:27 pm.

AGENDA APPROVAL

add solar discussion to Continuing Business-structural engineer, legal, approval and solar timeline. Motion to approve agenda as amended was made by Jessica Lehr and seconded by John Sprentall. Motion carries. Also, add "Community Building / COVID" to New Business – additionally amended and motion made by Jessica and seconded by Kat Irvin.

CONTINUING BUSINESS – SOLAR DISCUSSION

Motion to approve proceeding with finding a structural engineer and getting a roof assessment at the cost cap of \$4,000 from the contingency fund for the potential of solar roofing. John seconded. Motion passes.

Timeline: to have survey done by November board meeting.

Legal / Specifications: can we grant exclusive rights of the roof to the individual co-owner? Lisa is happy to do more research on this, with other associations. The M&M committee meets next week and again before the next board meeting. Lisa will keep all informed of progress going forward. Make sure we don't void our roofing warranty.

APPROVAL OF AUGUST BOARD MEETING MINUTES

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

Committee Reports

Landscape Committee - Brian Rice, Chairperson

Minutes on file

- Proposal to convert picnic table pods into a meadow - still in discussion phase
- Fall bulbs will be packaged up on October 8th for the giveaway
- Les used his buckthorn removal tool on one area – PF / Packard section – 180 ft stretch of Buckthorn, etc., and a portion of Parkwood –other areas are on the committee's radar.

Modification & Maintenance - Lisa Lemble, Chairperson

Minutes on file

- Window requests – specifications need to be clarified
- Picnic area renovations discussion



- Shade area discussion

Approved Motions through Email

3503 Edgewood – structural beam replacement. Motion to ratify this vote was made by Jessica and seconded by Kat Irvin. Motion passes.

Kramer-Triad Report

Manager's Report

- Sales report – 1 closed sale since last report
- Off-site owners – 97
- Community notices – newsletter
- 124 open work orders. 40 still in progress
- Project updates
 - Roofing and gutters in approval stage
 - Deck staining – next spring
 - Mastercraft and Pristine pools will be expiring

Financial Report- August 2020

- Water and sewer under budget

Continuing Business

- Resident Rules
- Governing Documents Amendment Wishlist
- Annual Meeting
 - Agenda review
- Community Building Parking Lot
 - Signage- update at next meeting

City of Ann Arbor Snow Removal Agreement – heard back today. Waiting on a piece on PV insurance, then we should have a contract to sign.

Individual security cameras – revisit next month – discussion on a policy/guidelines

New Business

- RTA / Citi Roofing: plywood sheeting price notes. Citi roofing can start immediately. Motion to approve the contract 250,000.00 made by Jessica and seconded by Kat. Motion passes.
- Superior – playground proposal: revised version was submitted. Does not include the “meadow”. This is removing timbers, tables, footings, etc., (2 areas). Motion to approve was made by Jessica in the amount of \$5325.00 and seconded by Kat. Motion passes.
- Board meetings set dates for remainder of 2020: November 11 and December 9.
- Social Events
 - Halloween porch light covers? CDC guidelines will be printed on the backs and be provided for folks to pick up if participating. Flyers will not be distributed this year.



- Trugreen – Fall application (review) – it did not go well this time. No signs were placed afterward. Jessica received a letter to follow up on regarding herbicide applications, as she wanted to in the spring.
- Community Building / COVID – cost of cleaning should fall on the resident? Can we reevaluate this- discuss this further next month?

ADJOURN TO EXECUTIVE SESSION - Ellen Johnson adjourned to executive session at 8:31 pm.

NEXT BOARD MEETING: Monday, October 5 (Annual meeting)
 Wednesday, November 11

Respectfully submitted by Tracy Vincent.