Pittsfield Village Condominium Association
Board of Directors Meeting
Wednesday, April 22, 2026

Minutes

Board Members Present: Ellen Johnson, Jessica Lehr, Linda Ross, John Sprentall, David Brassfield.
Board Members Absent:
Kramer-Triad Management Staff Present: Kendra Zunich, Tracy Vincent, David Walke.
Community Members Present:

1. Call to Order

   Call to order at 6:02 pm by Ellen Johnson

2. Approve Agenda: motion by Jessica to accept the agenda as amended (table unfinished business items B, D, and G). David seconded Jessica's motion. Motion carries.

3. Open Forum
   a. Steve and Marlo Rojeck from Perimeter

4. Approval of March Meeting Minutes: motion to accept as written was made by John and seconded by Linda. Motion carries.

5. Committee Reports
   a. Landscape Committee, Theresa Moore
      Tree working group information shared with the board from their recent meeting.
      Tree map – new trees – provided to the BOD.
      Information and QR codes will be made available to all residents in various places.

   b. M&M Committee, Ellen Johnson for Lisa Lemble
      Minutes from the meeting were submitted for the record.

   c. Go Doc Committee, Ellen Johnson
      Some progress has been made. The Master Deed section is done now. there will be an internal review and then be sent to legal.

6. Kramer-Triad Report
   March data shared with the BOD.
   Sales prices have dropped.
   Delinquencies remain high.
   Deck staining should start in mid to late June.
   Painting and concrete projects will begin in the coming weeks/months.
   Ending March over budget, but this was expected.

7. Continuing Business
    a. Community Building parking lot: Letter has not been sent to the owners of the businesses. John mentioned that the entrance to our parking lot will soon be blocked off to all traffic and this may end up being a great incentive, as they'll be forced to use the alley on the other side of the building (near Honeybaked Ham).
    b. A2 Zero Collaboration: the ball is rolling on the survey. Jessica will draft something for the newsletter. Jordan will communicate with Kendra in the coming weeks. Jordan plans to attend the Annual Meeting.
    c. Volunteer Liability Waiver: one page document has been created. This can be signed annually. John made a motion to accept the waiver as written. Jessica seconded the motion. Motion carries. Theresa will bring some to the TWIGS meeting this weekend for volunteers to sign.
    d. City of A2 / OSI – tree planting and Maintenance Program: Jessica made a motion to accept the City's agreements for tree plantings and maintenance. Linda seconded. Motion carries.

8. New Business
    A. Annual Meeting Prep: Agenda has been prepared. The president's report will be made available in the next newsletter as a special Board Beat Edition. May 11 at 7:00 pm.
    B. 3507 OW: egress window requiring BOD approval. One has been approved already in the community. Discussion. The conditions have not been met, so the BOD cannot approve this at this time. We should identify the fact that landscape repairs must be completed at the expense of the co-owner. Add to the specs? Discussion. Approval letter vs. spec vs consent to alteration. No action will be taken tonight. Kendra will reach out to Mr. Brien. He will be asked to resubmit to the M&M Committee and we'll go from there.
    C. Homespec 2845 PF: Motion to accept the Homespec proposal for foundation repairs for $29,500.20 was made by David and seconded by Jessica. Motion carries.
    D. Homespec 2806 PF: Motion to accept the Homespec proposal for foundation repairs for $28,525.70 was made by David and seconded by Jessica. Motion carries.
    E. CD Maturity: Motion by David to move the CD in the amount of $41,186.15 to Columbia Bank. John seconded the motion.

9. Adjourn to Executive Session at 8:18 pm.