



ANNUAL MEETING

Monday, May 6, 2024 @ 7:00pm

Via GoTo Meeting

MINUTES

Call Meeting to Order at 7:00 p.m. by President Ellen Johnson.

Welcome: Welcome New Residents! We have several new residents since the 2023 Annual Meeting.

Purpose of Meeting by President Ellen Johnson. We shall comply with the bylaws of the Association to conduct business and to elect board members.

Proof of Notice of Meeting

Notices were mailed on March 28th and again on April 15th.

Please contact the office with your current address (if off-site) if you did not receive either of these mailings.

Determination of Quorum

Quorum is 10% of units that are in good standing. Quorum is counted by ballots, proxies, and by attendance. Quorum requirement this year is 39 and we were at 45 at time of call to order.

Approval of 2023 Annual Meeting Minutes

Motion to approve the May 3, 2023 minutes was made by Linda Ross and seconded by Janet Cannon. Motion carries.

President's Report / Annual Review

Annual Review highlights key areas of interest to all community members. Ellen touched on Sales, Budget process and what that entails, including history, contract pricing, and trends, to name a few; Ellen also mentioned that the average increase in fees has gone down with this current FY. The Operating budget with a helpful pie chart was mailed to everyone. The mailing included the Reserves and Capital budget figures.

We are just about done with Roofing. Other projects ongoing are gutters, deck staining, tree and shrub removal, crabapple tree replacements, painting (now on a 6-year rotation), foundations, water service lines, playgrounds (no budget for playgrounds currently), chimneys are being budgeted and now an ongoing maintenance item, and on-site maintenance staff.

The Board has a tremendous job but cannot do it all without the help from committee members and staff. Thank you to the BOD 23-24 Board members:

- John Sprentall
- Jessica Lehr
- Joy Knoblauch
- David Brassfield

Kendra Zunich, Community Association Manager, Wanda Buster, Bookkeeper, Tracy Vincent, Administration, Dave Walke, Maintenance Supervisor, Ryan Pustay has shown to be a terrific asset, and Derek Caldwell, newest staff member we are lucky to have on board. Tracy Vincent is our Recording Secretary at regularly scheduled Board meetings.

M&M Committee Members: Lisa Lemble, Barbara Bernard Butler, Brian Rice, Kat Irvin, David Brassfield.

Landscape Committee:

Thank you to Brian Rice for so many years of service! Theresa Moore was appointed new Chair of the Committee this year.

Members are

- Linda Skolarus
- Kevin Peshick
- Heather MacFarland
- Suzanne Giraud
- Evan Bradley
- John Sprentall Board Liaison

Go Doc Members:

- Linda Ross
- Kevin Peshick
- Theresa Moore
- David Brassfield
- Chris Petelka

The Year in Review Report Highlights

(report was included in the mailing to all residents, Spring 2024)

1. Governing documents review has begun.
2. Community Standards. Efforts are made to follow through on our rules and regulations. This will continue in 2024.
3. Foundation Program: this tells us how, when and what to do.
4. Communications: we strive to do better with our communications from the Board and Management to the community. I.e.: The Board Beat article and meeting recaps that are found in the monthly newsletter. Thank you to David Brassfield for taking on this arduous and significant task.
5. Long Term Planning: this takes a lot of time and attention by the Board. This tool is invaluable to the management of Pittsfield Village.
6. Improvement Projects and Tracking are in place and are used by the Board and Staff continuously.

7. Water Mitigation needs some work in the coming year.
8. Improvement Projects
 - a. Sewer and water distribution work by OHM / City of A2. This project is slated to begin in 2025.
 - b. Sustainability is now a guiding principle for Pittsfield.

Committee Updates

Maintenance & Modification Committee, Lisa Lemble, Chairperson

Written report was sent to all co-owners. Lisa entertained questions from the community and offered her email.

Landscape Committee, Theresa Moore, Chairperson

Theresa joined the committee shortly after moving to Pittsfield. She recently became the Chair of the committee on the condition that long-time chair Brian Rice remain on the committee. You can reach committee by emailing landscapecommittee@pittsfieldvillage.com and they still meet on the 2nd Tuesday of most months (less in winter).

Go-Doc Committee, Ellen Johnson, Chairperson

AD-Hoc committee got started last fall. Our governing documents identify how to run the Association. Our bylaws provide the framework for the operation and management of Pittsfield Village. The group is looking over the documents, makes edits, adjustments, and suggestions. They go to the attorney for draft and must be approved by the Association.

Election of Directors

3 seats open for 2-year terms. Candidate Introductions

Nominees:

1. Jessica Lehr
2. John Sprentall
3. Linda Ross

Election Results

Volunteers Theresa Moore and Jillian Hopper counted the ballots submitted just prior to Call to Order. The three (3) candidates were voted in to each serve 2-year terms.

Ellen thanked Joy Knoblauch for her service on the Board.

Open Forum / Other Business

Sustainability Efforts, Jessica Lehr

New and exciting times, working with the Office of Sustainability and Innovation (OSI) at the City of Ann Arbor and A2 Zero.

Linda Ross, Su Hansen, Janet Cannon have been active in these efforts.

The BOD recently agreed to partner with the OSI / A2 Zero to explore possible infrastructure work to do at the same time the city does their underground work next year.

Someone asked if the late fee was recently increased. Kendra confirmed that the late fee has been \$30 for some time now.

What about repaving roads throughout the Village? The PV improvement project begins next year, so more than likely we won't see road repairs before that. A2fixit can be used to submit requests to the city for issues like large potholes. Make sure to include a picture with your request.

Someone asked about Association fees and if they can be lowered based on use of the common elements and amenities. Discussion.

Another question came in asking if the fees could be equal for 2 br units, and the same for all 1 br units. The fees are structured as part of the Master Deed and the fee structure is being considered for change by the Ad Hoc Go Doc committee.

The City of Ann Arbor's Proposed Gas-Powered Leaf Blower Ban and the impact on the Association was discussed. The Pittsfield Village Association and our lawn contractor are happy to comply and have made serious efforts toward compliance.

Window replacement costs. There has been no change in funding toward windows and doors.

Adjourn Meeting – 8:19 pm