

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

Ellen Johnson, Jessica Lehr, Kat Irvin, Nick Oliverio, John Sprentall

## **Committee Chairs Present:**

Brian Rice – Landscape

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

**Co-Owner(s) Present:** Lauri Mallonen, Linda Ross, Laure Decicco, Dawn Scholle, Cindy Samory, Susan Hansen

Guest(s) Present: AAPD: Corey Mills, CC Johnson, Earle Fox, Officer Pedderly.

# **Open Forum**

Corey Mills, Sergeant Community Engagement, CC Johnson, and Earle Fox from the Ann Arbor Police Department

They'd like to check in regularly with updates for our community.

Statistics in our community:

11 records of crime incidents in the area.

Ellen inquired about the "Healthy Streets" initiative. Officer Mills will check into it. Hopefully we will see more of a presence along Pittsfield.

Call Meeting to Order – 6:37pm

**Approve Agenda**: motion to approve the agenda was made by John and seconded by Jessica. Motion carries.

**Approve Previous Meeting Minutes**: Jessica had a question about text in continuing business. This will be re-written to read "other goals of the budget were to keep from drawing down the reserves and fund the roofing project as much as possible"

G: take Jessica's name out—change to "the Board"

Capital – spelling correction

New Business: Buckthorn overgrowth: add: instead of "higher priority", change to "discussion of Covid impact on Flower Giveaway and the board decided to use that money toward Buckthorn overgrowth".

Motion to accept as amended was made by Jessica and seconded by Nick. Motion carries.



# **Committee Reports**

Landscape Brian Rice, Chairperson

Voted and recommends Buckthorn removal program as suggested by Superior.

Modification & Maintenance Lisa Lemble, Chairperson absent

Discussion regarding microwave kitchen vent fan request and approval. The Board would like to see the paperwork on this request.

**Approved Motions through Email** – the budget was approved via email. Motion to ratify the email vote was made by Jessica and seconded by Nick. Motion passes.

### **Kramer-Triad**

# Manager's Report

Sales 4 since last report – \$173,000 highest price to date! 7 sales in 1<sup>st</sup> quarter 2 violations sent 97 closed work orders; 21 open/pending work orders Roofing and gutters still near completion Playground gazebos – June tentative DCAM concrete quotes will be obtained soon.

## **Financial Report- March 2021**

Decrease in delinquency

Over-budget for March, mostly incumbent funds. No unplanned expenses in operating or reserves.

#### **Continuing Business**

- a. Resident Rules final draft before May 3
- b. Governing Documents Amendment Wishlist (TABLED)
- c. Community Building Parking Lot Signage & easement traffic. Discussion. The first step is to contact legal to find out what our rights are exactly. Contact the city to get them involved also.
- d. Annual Meeting 2021 Agenda review.
- e. Specifications Solar (draft) John is not in favor of this. Objectives discussed. John suggested that this be reviewed in a separate meeting. Is this type of structural change permitted in our bylaws? Kendra to find out from legal counsel. Jessica added "structural support for solar panels" verbiage as a suggested addition to this specification document. Suggestion for now: add Jessica's piece, return it to Mark Rueter for review with Board oversight. The process must also be reviewed and finalized. More detail on criteria needs to be added. Nick suggested that the entire board meet with the M&M committee and have an open discussion. Send this to legal before sending to the engineer.



- f. Exterior Porch Lights Specification motion to approve as written was made by John and seconded by Nick. Motion passes.
- g. Policies
  - i. Security Camera discussion. Kendra will send information back out to the Board members with her follow-up report.
  - ii. Bidding Guidelines TABLE
- h. Preventive Maintenance Inspections this came up after the recent issues with foundations. What can co-owners can look for and report and what can staff check into before serious issues arise? Should maintenance start a list of issues that will / could eventually turn into a problem.
- i. Buckthorn Overgrowth Proposal \$4,950.00. what could we do if anything, to replace landscaping once the Buckthorn is removed? What will the residents think once this is done? Brian offered to take John to the area to have a look. TABLED pending visual inspection.

#### **New Business**

- a. Pool Rules 2021 same rules as 2020. Counties have specific 2021 guidelines and Pristine Pools is expecting them to be less restrictive than 2020. Board decided to do an email vote. Jessica proposed approval of rules to continue for this year. john seconded. Motion passes. Kat would like discussion on guests. This can be done over email. 4 attendants have been hired for the season.
- b. PPB 12-month CD Rollover Jessica proposed it move the funds into a MM account with Enterprise Bank & Trust at .50% APY. Motion seconded by Kat. Motion passes.
- c. Arbor Valley Proposal Common Area Tree: PF and Packard. Boxelder rotting. Funds would come out of contingency. \$1,850.00. motion to approve made by John and seconded by Nick. Motion passes.
- d. Pet Policy -- TABLED
- e. Associa/KT Client Credit Card Policy Kendra explained the policy. We will proceed with staff opening DataCom cards through Associa. Motion to deactivate the PNC card was made by Nick and seconded by Jessica. Motion passes.
- f. TruGreen Spring Application Flagging Trugreen will put out more flags but it will increase the contract price. Staff and volunteers can flag the property instead. Jessica suggested leaving them in place longer than 24 hours. Board members agreed 48 hours would be a better time frame. Kendra to order flags and work with committee members and staff to organize placement, then remove after 48 hours.

## **ADJOURN TO EXECUTIVE SESSION** -- 8:49pm

Next Board Meeting: Wednesday, June 30, 2021