

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

Ellen Johnson, John Sprentall (partial meeting), Jessica Lehr, Kat Irvin (partial meeting), Nick Oliverio

### **Committee Chairs Present:**

Brian Rice – Landscape

#### **Committee Chairs Absent:**

Lisa Lemble- Maintenance & Modification

Associa / Kramer-Triad Management Present: Kendra Zunich, Dave Walke, Ryan Pustay, Jeff Lee

**Co-Owner(s) Present:** Cindy Bostwick, Heather MacFarland, Joy Knoblauch, Katie Derosier, Maura Nicholson, Sandy Knickerbocker, Valerie Snowdon, Cheryl Sugerman, Rick Kangas, Sajeev Vadakoottu, Su Hansen, Claudella Jones, Joe Mirani, Laura Decicco, Kelly Davenport, Missy Beck, Cristina Koory, Justin Sears, Allison Jones, Barb Benard Butler, David Brassfield, Heather Dulin, David Lyman, Robert Gordon, Laura "Holly" Meade, Linda "Claire" Groshans, Barbara Beaton

**Unofficial Call Meeting to Order** by Ellen Johnson at 6:33pm.

### Flooding Status/Update + Co-owner Open Forum

Ellen Johnson offered remarks and an update regarding last week's flooding event.

A thank you to staff for going above and beyond over the weekend + after-hours taking care of the community. A thank you to residents for sharing information + aiding neighbors. A special shout-out to Ian Demsky & Kelly Davenport for gathering invaluable data via Google Doc sheet on the FB page to gauge the impact on the community.

Ellen referenced a map/visual aid of the community. The map shows how widespread the flooding was in the community. The main source of water infiltration was through the main floor drain located in the basement. This was due to the City/County storm water drains being beyond the capacity of the storm water system. Water also came through resident's foundations. The rear common area behind the 3400 block of Edgewood flooded, the Board is reviewing drainage options.

Urgent/immediate concerns of the Board & Management—health & safety of residents, making sure there are resources available for residents to dispose to compromised items. There is a dumpster available at the office + 1-800-GOT-JUNK will be onsite on Friday, July 2, 2021 to collect items. Also working on getting a full picture of locations of flooding, severity & sources.



What has been done, so far? Several information email blasts, Facebook posts, fielding after-hours emergency calls, mapping, gathering information, identifying the sewer/storm drain pathways in the Village.

Essential next steps—making sure residents know how to file a claim with the City of their insurance company to make sure everyone has functional appliances. Residents who were impacted by the storm water backup should file a claim with the City of Ann Arbor, this must be done with 45 days. The claim form can be found on the City's website. The maintenance team is inspecting foundations, main drain lines & drainage solutions for common areas.

What about long-term solutions? We need to identify responsibilities—Village vs City vs County, etc. The Board has reached out to Ward 3 City Council members (Julie Grand & Travis Radina) to help arrange a Town Hall with City & County reps to better understand the infrastructure, responsibilities and recourse. There are several community members who have expressed interest in working on a collective legal action against the City and/or County.

### Co-owner Remarks—

Cynthia Bostwick- Entire building flooded, will encourage neighbors to update Google Doc. A City of Ann Arbor rep brought ServPro vouchers & City of Ann Arbor claim forms to their unit on Sunday evening. ServPro will invoice the City directly, you do have to sign a subrogation form. Claims must be submitted to the City of Ann Arbor within 45 days of the event. Claim forms can be found on the City of Ann Arbor's website. Pressure needs to be put on Washtenaw County to update their storm drain infrastructure, current system is inadequate to handle climate change rainfall. Village residents needs to work together to send a message to the County and the City. Retiring at the end of July and is happy to help get the process started.

Rick Kangas- Echo Cindy's comments regarding the County drain issue. Need to put pressure on the City and then the City will put pressure on the County.

Mike Nicholson- Attending tonight's meeting on behalf of daughter, Maura, Unit suffered major damage, drywall, appliances, etc. Agrees pressure needs to be put on the County & City to update infrastructure.

Linda "Claire" Groshans- Lives in a middle unit, was the only unit in the building that flooded, any reasons? Ellen explained there are several scenarios—elevation of the unit, neighbors could have sump pumps, etc. Noted that AAA insurance responded very quickly.

Laura "Holly" Meade- Glad for community responses, should Village residents sign a petition to give to the City?



David Brassfield- Gave a very educational overview of how the drainage system works, how the infrastructure is connected, etc. There has been a lot of development on the south side of Packard that likely is contributing to the drainage problem within the Village.

Claudella Jones- Questioned developer contributions to infrastructure, there used to be money put aside, now there isn't this expectation from the developer. Several years ago, the City's Capital Improvement Plan indicated that Pittsfield Village was one of the worst flooding areas in the City. Spoke with Troy Braughman, City engineer, he has access to plans and said if enough pressure is put on City they could resurrect these plans.

**Call Meeting to Order** by Ellen Johnson 8:15pm.

## **Approve Agenda**

Motion by Jessica Lehr to approve the agenda as amended/presented, seconded by Nick Oliverio, motion carries.

### **Approve Previous Meeting Minutes**

Motion by Nick Oliverio to accept the minutes as presented, seconded by Jessica Lehr, motion carries.

## **Approved Motions by Email**

Motion to ratify the email vote to approve Buildmaster's proposal for \$2,800.00 for 3516 Carolyn made by Jessica Lehr, seconded by Nick Oliverio, motion carries.

Motion to ratify the email vote to approve HomeSpec's proposal for \$15,471.14 for 2332 Fernwood made by Nick Oliverio, seconded by Jessica Lehr, motion carries.

Motion to ratify email vote to allow 3432 Edgewood to rejoin Garden Marker Program made by Ellen Johnson, seconded by Jessica Lehr, motion carries.

Motion to ratify email vote approving the revised COVID-19 pool rules/restrictions made by Ellen Johnson, seconded by Jessica Lehr, motion carries.

#### **Resident Rules**

Ellen gave an update—one more pass to make to highlight new rules, then will send out to the Board for one last proof.

# **DCAM Proposal**

Motion to approve the DCAM proposal for \$39,150.00 made by Jessica Lehr, seconded by Nick Oliverio, motion carries.

# **ADJOURN TO EXECUTIVE SESSION** – 8:24pm

Next Board Meeting: Wednesday, July 21, 2021



Project:
Description:

Green- Roof Leak
Red- Drainage
Yellow- Foundation/Crawlspace
Blue- Main Drain
Purple- Owner Did Not Disclose/Know

