

Modification & Maintenance Lisa Lemble, Chairperson
December and January minutes presented
Various modifications reviewed by committee
Patio Specs-Dec

Sump Pump guidelines-Dec
Budget discussions-Dec
Crawlspace encapsulation draft-Jan

Approved Motions through Email

Motion to ratify the approved discharge plan from Perimeter. Motion to ratify the email vote 3425 EW for \$23,500, was made by Jessica and seconded by Nick. Motion passes.
Insurance Renewal approval: motion to ratify the email approval of the insurance renewal without the terrorism coverage --for \$66,148. Jessica seconded. Motion passes.

Kramer-Triad Report

Manager's Report

Sales report – only 1 unit for sale a/o today
Communications recap
Off-site owners total 100. 60 rentals; 35 family; 5 other

Financial Report- December 2021
Full budget was sent to the board via email

Continuing Business

1. Governing Documents Amendment Wishlist (TABLED)
 - a. FHA Approval (*Requires amendment to move forward*)
2. Community Building Parking Lot
DCAM sent us a proposal to redo the asphalt. We asked him to split the 2 sections apart in the bid. We will discuss this further during budget deliberations.
3. Policy
 - a. Security Cameras – sample policy. Ellen suggested the following: Change “writing” to “wiring”. Surveillance “device”- change to “request”. Requirements for approval can be bullet-pointed.
Jessica noted in the intro text, a change she will email to Kendra to include in the document. Discussion. Should we make the suggested edits and send it back to M&M?
4. Long term Planning: budget was sent to the board for review.
5. FY 2022-2023 Budget Discussion February Budget Meeting will be held on February 9th at 6:30 pm. Jessica requested an excel spreadsheet of the reserve study budget numbers.
6. Reserve Study Update – what is the timeline on getting back to Reserve Advisors?
7. Preventive Maintenance Update: chimneys, foundations, electric service upgrades. This is a working document; Jessica requested they be provided in the board pack each month. Discussion.
8. City of Ann Arbor- Drainage Study Update
Another Town Hall meeting is planned to be organized at the end of February.
Engineering study will be reviewed. Action plan moving forward. We hope for good news for Pittsfield after that.
9. Garden Marker Program Re-Admittance Policy – final edited version presented. Jessica motioned that we approve the policy as submitted by the Landscape committee. Nick seconded. Motion passes. We will send this out in the spring with the landscape mailing. We can also introduce it in a newsletter.

New Business

1. Kramer-Triad Management Contract Renewal:
 - a. Kat asked what the increase is. Rita confirmed a 3% increase.
 - b. Ellen asked about “notice” of non-renewal timing. is 90 days standard?
 - c. The Board will discuss this further and negotiate with KT
 - d. Jessica + Ellen would like Exhibit A clarified (extra services and relative charges) as they relate to PV and having on-site staff and resources.
2. Rain Garden Feasibility Consult Discussion: if Perimeter is recommending rain gardens in these two areas we should feel comfortable approving them. Perimeter sends a plan/options for each unit for approval.
3. Perimeter- Rain Garden Approvals for Sump Pump Discharge Termination
Jessica made a motion to accept placement of rain gardens for mitigation at the following units:
 - a. 2386 FW
 - b. 3406 OWNick seconded the motion. Motion passes
4. Perimeter- Edgewood Storm Sewer Line Location Approval – several front flowerbeds will have to be dug up to lay pipes to tap into the drain. A new route must be taken for 3425 EW. Motion to approve the proposal in the amount previously approved was made by Jessica and seconded by Nick. Motion passes.
5. Patio Paver Specification: add dimensions to the specification. We will mention the addition/edit to the M&M Committee. Motion to adopt the revised patio specification with the beginning verbiage from the deck specifications added as well as the addition of the dimensions --was made by Jessica and seconded by Nick. Motion passes.
6. Sump Pump Specification: discussion. Motion to approve *with small suggestion that we add a couple of examples of possible situations into the notes* - was made by Nick and seconded by Kat. Motion passes. Change will be sent back to committee.

ADJOURN TO EXECUTIVE SESSION – 8:32pm

Next Board Meeting: Wednesday, February 23, 2022