



BOARD OF DIRECTORS MEETING

Wednesday, February 23, 2022

Pittsfield Village Board Members Present: Ellen Johnson, Jessica Lehr, John Sprentall
Absent: Nick Olivero and Kat Irvin (arrived late).

Committee Chairs Present: none

Associa / KT Management Present: Kendra Zunich, Dave Walke, Tracy Vincent

Co-Owner(s) Present:

Linda Ross, Laura Decicco, Annette Thoin, Michael Nicholson, Patrick McSweeney

Co-Owner Open Forum: none

Call Meeting to Order: 6:13pm

Approve Agenda

Insurance Policy renewal date change: add to New Business. Motion to approve agenda as amended was made by Jessica and seconded by John. Motion passes.

Approve Previous Meeting Minutes

Under New Business: 1.d. change to: Ellen and Jessica raised....

Motion to approve and minutes with this slight change was made by Jessica and seconded by John. Motion passes.

Committee Reports

Landscape - *No meeting held in February*

Modification & Maintenance - *Minutes submitted and reviewed*

Approved Motions through Email

Motion to ratify the email vote for the pre-purchase of pool chemicals from Pristine Pool was made by John and seconded by Jessica. Motion passes

Kramer-Triad Report

Manager's Report include the following:

- Sales report

- Report on communications for the month

- Work order summary



No bill backs to report for January
Roofing status report
Multi-year contracts – no changes

Financial Report- January 2022

Unbudgeted Expenses Discussion/Review

Preventive Maintenance Inspection Maps

- 38 critical foundations were identified in a recent inspection done by Ryan. 5 should be scheduled for the next fiscal year.
- Discussion of the sewer stacks map - most of the cast iron stacks are at the end of useful life and are due to be replaced. We are budgeting, ongoing, to do a certain number per year as needed. The map tracks which have been replaced and which still need to be.

Continuing Business

Governing Documents Amendment Wishlist - 9 items – Intent is to do this in the next budget year. Discussion of how/when we introduce the community to this concept. Likely at the Annual meeting.

FHA Approval (*Requires amendment to move forward*)

Community Building Parking Lot – table discussion for lack of new information on this issue. Ellen suggested we start knocking on doors of the area businesses involved.

Policy - Security Cameras – Jessica suggested removing everything after “competing with” in the opening paragraph. John suggested adding an example of a way to angle the camera in a specific way to be the most unobtrusive /non-invasive to neighboring unit.

Long-term Planning – deep into budget discussions so far. We will meet with Reserve Advisors on March 2. Set another budget meeting following that meeting. Settled on March 9 at 6:30pm.

City of Ann Arbor- Drainage Study Update

Troy provided slides to Kendra with their recommendations specific to Pittsfield Village. Preferred vendors will be provided. What do we need to plan for budget-wise, or long-term planning-wise?



Michael Nicholson spoke to the situation (2 major floods) at his daughter's unit on Pittsfield and the letter they received from the Association.

Discussion. Mr. Nicholson mentioned that no assertions in the letter appear in the documents on the website. The board will reexamine the specific situation.

New Business

Fannie Mae & Freddie Mac – New Lending Requirements. Because of the recent collapse of a high-rise condo building in Florida, new requirements for capital maintenance of condos have been put in place. This has a large, and uncertain impact on Condo Associations across the country. Attorneys are involved in working to contest and clarify these requirements. Recently, one unit waived an inspection, so a specific more detailed questionnaire was sent to PV due to these new regulations. When we disclosed the investigation of foundation issues in the community, the financing fell through. We have also had other sales go through. Pittsfield Village is also working to understand impacts/how to work within these new requirements, including seeking legal counsel.

Insurance Renewal Dates

Gap in coverage dates as it pertains to our contract with the city for snow removal. Kendra will reach out to our agent about changing our policy dates. Discussion.

ADJOURN TO EXECUTIVE SESSION – 7:32 p.m.

Next Board Meeting: Wednesday, March 30, 2022