



**Pittsfield Village Condominium Association
Board of Directors Meeting
Wednesday, February 15, 2023**

Minutes

Board Members Present: Ellen Johnson, Jessica Lehr, Nick Oliverio

Board members Absent: John Sprentall, Joy Knoblauch

Committee Chairs Present: None

Kramer-Triad Management Staff Present: Kendra Zunich, David Walke, Tracy Vincent

Community Members Present: Laura DeCiccio, Linda Ross, Jacco Gelderloos, Jan Frank

1. Co-owner Open Forum – 6:03 p.m.

Jacco Gelderloos 2407 Pittsfield: he has been doing invasive removal work in the community (Redbud Park) through the city and is interested in doing the same for Pittsfield Village in the area that is ecologically part of Redbud Nature Area. He cuts buckthorn and honeysuckles to knee high. Stumps are then cut to ground level and treated with herbicide by the City. Ellen thanked Jacco and referred him to speak with Kendra to discuss process and timing, involving landscape committee and Superior. Liability and budget should also be considered. Would be for Winter 2023-24 earliest.

Jan Frank asked about trash, debris, storage around units. Does the Association take care of that or does she have to submit a formal complaint? Ellen explained that staff does report situations and residents can submit an anonymous report. M&M will do a spring “walk” and note problem areas.

2. Call to Order

The meeting was called to order at 6:14 p.m.

3. Approve Agenda

2325 Fernwood Foundation stabilization – move from Continuing Business to New Business. Jessica proposed approving the agenda with this change; seconded by Nick. Motion passes.

The Village Mission:

To provide an exemplary living experience through the continual improvement of service to our members while enhancing our buildings, grounds, and community spirit.

GUEST, Ben Gabowitz from Home Spec.

Re: 2325 Fernwood solution

- The Village is concerned with the fact of the number of foundations in need of repair.
- Ellen asked how he based his modifications based on McDowell's recommendation.
- There is deflection in the walls and there is settlement. Two problems needing two different solutions.
- Walls need to be stabilized from deflection.
- Bracing is a solution for deflection and Piering is a solution for settlement. Both of these options are mentioned in McDowell's report.
- Q from Ellen re: helical piers. Assumption of a footer under the wall that can be used. What happens if there isn't one? Per Ben – can see from crawlspace. It is there.
- Q from Ellen re: job details. Backfill. Important to pay attention to type of sand/soil of what is being used and how being compacted.
 - If elected to not put bracing on the wall, that backfill would be very important
 - With walls being permanently braced, not as important
 - Can specify the backfill used – just would be more expense (Ben will get with GM to price out)
- Ellen posed a couple of questions about the details of the proposal. Permitting; payment; timing. Ben mentioned that the piering team is scheduling into May.
- The Board is meeting with McDowell this coming Friday. if questions arise from that meeting, Jessica asked if the Board could reach back out to him (Ben). Ben said he's very open to that. Ben also recommended getting other units measured/inspected to see if there has been movement there.

4. Approve Previous Meeting Minutes of January 2023

Formatting was done. comments were added.

Motion by Nick to approve the minutes as presented, seconded by Jessica. Motion carries.

5. Committee Reports

- a. Landscape Committee; Brian Rice, Chair
 - No report
- b. Modification and Maintenance Committee; Lisa Lemble, Chair
 - No report

6. Ratify Votes Made via Email

NONE

7. Kramer-Triad Report

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a. Manager's Report

- Kendra reviewed sales, work orders, violations, and the status of current major projects and contracts. Key items:
- No sales yet this year
- No change in off-site owners
- Work orders are increasing
 - 8 bill backs in January
- Roofing debris will be cleaned up this week
- Jessica requested numbers be included in the project maps where possible
- Multi year contract list has been updated in the manager report
- December and January financial statements are still under review by accountant
Jessica expressed urgency for this data prior to the next budget meeting

8. Continuing Business

a. Governing documents – Amendment Process

- i. Wish list – no changes
- ii. Ad-hoc committee
 - i. several (7) volunteers have come forward! (including Linda Ross who added her name tonight)
 - ii. Board needs to elect a Board liaison
 - iii. Ed Zelmanski letter should be reviewed
 - iv. Committee Chair to be appointed
 - v. Kendra will touch base with the attorney regarding next steps

b. Rain gardens

- i. Jessica had a meeting with Susan B with the County to get her feedback. She suggested that it be helpful before inspection of the landscape for areas where rain gardens would be helpful, to discuss lesson-learned from the 2 rain gardens that went in last year. This could be used to develop guidelines for any future gardens.
- ii. Jess is hoping for feedback on this direction from Brian Rice, Chair of Landscape
- iii. Involve “meadows” lead +volunteers? Jess will check with Joy to see if she could check on potential interest
- iv. May also be opportunity to engage residents living near the rain gardens in lessons learned conversation if they are interested

c. Foundation stabilization –2325 Fernwood -- moved to New Business above. Kendra was asked to share Home Spec's proposal with McDowell.

d. Budget 2023-2024

- i. Great meeting last week and made good progress so far.

e. Soil Boring Report

- i. Will meet on Friday to go over the report they submitted. would like to come out of that meeting with a much better understanding of the report.

f. Tabled to April:

- i. Resale inspections
- ii. Policy

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- i. Surveillance
- iii. Community Building Parking Lot

9. New Business -- NONE

10. Adjourn to Executive Session

Time: 7:18 p.m.

Next Board Meeting: Wednesday, February 15, 2023.

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