



Pittsfield Village Condominium Association
Board of Directors Meeting
Wednesday, October 23, 2024
Minutes

- **Board Members Present:** Ellen Johnson, John Sprentall, David Brassfield, Linda Ross, Jessica Lehr (virtual).
 - **Board Members Absent:**
 - **Kramer-Triad Management Staff Present:** Kendra Zunich, Tracy Vincent, Dave Walke.
 - **Community Members Present:** Theresa Moore, Jan Frank, Dawn Scholle, Heather MacFarland, Lisa Lemble.
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1. Call to Order

Call to order at 6:02 pm by Ellen Johnson

2. Approve Agenda

Continuing Business: table all items except E and F. John motioned to accept the agenda as amended; David seconded. Motion passes.

3. Open Forum

Heather asked about “Water Management” discussion that was tabled from the agenda. Ellen confirmed that this has been an ongoing discussion item over the last 15-18 months and is recorded in the meeting minutes, as well as some additional information online. Kendra shared a link with Heather in chat to learn more.

4. Approve Previous Meeting Minutes – September 25, 2024

Motion to accept the minutes as presented was made by Jessica and seconded by David. Motion passes.

5. Ratify Votes Made via Email in September - NONE

6. Committee Reports

Landscape Committee, Theresa Moore

- Meeting minutes presented to the Board.
- Tree Nursery updates
 - Superior has removed many small trees from the nursery and planted elsewhere in the Village. All trees that could be relocated now have been.
 - Theresa found a seed mix that contains both grass and wildflowers. This has been seeded to create a groundcover



- Old Volleyball court in Oakwood backyard (now tree-d over) – crew will add leaves each year and see if we can build up the soil quality to the point where we can handle similarly to the tree nursery areas
- Meadows update – still gathering feedback from contractors. It's a time of year where they are slow to respond
- Jessica inquired about the DTE work / Superior Mow and Snow topsoil and seeding work being done in the community. Kendra addressed the question with what she knows from updates from Les. A lot of this is metering work. There's damage to the grass. DTE has subcontractors fixing some areas, but it is inconsistent.

M&M Committee, Lisa Lemble

- Typical requests came through this month, which Lisa recapped.
- November meeting is postponed due to Election Day.

Go Doc Committee – Ellen Johnson

- Met this week. Article IX and X were reviewed this week.
- Jessica had a question about electronic voting. Proposed verbiage change commits us to electronic voting even if the Annual meeting is in person again. Linda clarified that MI Condo Law now requires an electronic voting option.
- Next meeting is November 6th with Ed Zelmanski, our attorney
- Ed plans to retire soon and we look forward to meeting new counsel, who will also attend.

7. Kramer-Triad Report

Manager's Report

- 16 total sales YTD
- No changes with offsite owners
- Community notices recap
- Pooch Plunge – biggest turnout to date!
- Fall dumpster was successful
- Delinquencies \$38,000
- 101 work orders opened and closed in September
- Project updates: Painting started in September
- Superior will submit contracts for upcoming services
- City Snow Removal contract process is set in motion
- Roofing is in progress and is our very last round of roofing for the project. We need to celebrate when it is done!
- Dave updated the maintenance maps

8. Unfinished Business

- A2 Zero Update: full draft of the Standard Operating Procedure (SOP) document for the collaboration between PV and OSI. Jordan is hoping later this week he'll have feedback from Missy. After this, we'll schedule a meeting to review as a larger group. Jessica also asked whether there are any updates from Missy's conversations with DTE.
- Pittsfield Village Improvements Project Updates and Discussion. David reported the following:

- Sewer Relining. In preparation for the work to begin next spring, most existing sanitary pipes are being relined by the City now instead of replaced. This comes with the enormous advantage of avoiding a massive excavation and replacement program. The process is called Cured-in-Place-Pipe or CIPP Relining and is being performed for the City by SAK, a national company with decades of experience doing this work for municipalities. David's understanding is that portions of the storm water sewer system will also be relined. Work has already begun and will continue over the course of several weeks in October. As SAK proceeds through the Village, residents will receive notices a couple of days in advance of work affecting their units.
- Pittsfield Blvd Bike Route. Pittsfield between Washtenaw and the Edgewood southern intersection is to be designated an "all ages and abilities" local bike corridor. What this means is that signage will be added indicating that this stretch of road is a part of the growing network of interconnected bikeways that the City is building out over the next few years. To satisfy the requirements of an "all ages and abilities" designation, intersection bump-outs and pavement speed tables will be installed along the route to slow down vehicular traffic. In addition, the driving lane pavement in each direction will be painted with "bicycle sharrows" at intervals along the way. Curb signs will identify the roadway as part of the bike network and indicate that bicycles and cars are to share the full traffic lanes together.
- David will report on the CIPP work and bike lane plans at greater length in the October Newsletter.
- John also spoke. He raised concerns about safety at the traffic circle. He often sees cars going the wrong way around the circle. It's dangerous. Board agrees that the City project is a good time to raise concerns.
- John wants us to follow up on our potentially increasing water rates when this project is done. Could we get a City variance? We were told it could be raised some \$30,000 when this project is complete. Ellen and Kendra will work together on follow up.

9. New Business

- City of Ann Arbor – Water Service Line reimbursement: there is now a cap at \$10,000.00 if we use our own contractor. If we use the City contractor they will cover the cost in full.
- Hutzel – 2315/2317 Fernwood water service line: in the packet for approval. Do we use Hutzel and pay their price or wait for the city's contractor? Discussion. Kendra will reach out to Dan with the city to find out what expected turnaround time will be and also to get an update on City plans to do all the remaining water service lines before the infrastructure work next year.
- 3460 Richard sewer pipe lining update This is the first project of it's kind. The sewer pipe lining process means we (and residents) can avoid basement concrete drilling and need for a sump pump. It should make the pipe good for another 50 years. Jessica moved to accept the Plumbers Service contract not to exceed \$6,050.00. John seconded. David abstained since it's his unit. Motion passes.
- 2834-36 Whitewood patio fencing request: committee tabled this so the Board could review and discuss. Board is in favor of developing a spec to allow fencing around patios. It would need to take into account aesthetics (ideally fit in with other fencing; for instance, decks). We need to be clear that the purpose of this fencing is not privacy. Lisa will follow up on developing a spec with the M&M committee.

10. Adjourn to Executive Session at 7:22 pm.

11. Next Meeting: December 4, 2024