



Pittsfield Village Condominium Association
Board of Directors Meeting
Wednesday, February 26, 2025
Minutes

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

Call to order at 6:03 pm by Ellen Johnson

2. Approve Agenda

Table items A, B, and D under Unfinished /Continuing Business.

Motion to accept the agenda as amended was made by John and seconded by Linda. Motion passes.

3. Open Forum

Dawn Schoelle inquired about what is covered in the reports presented. Why are violations not discussed? Ellen confirmed that these issues are covered under Executive Session. Discussion/Explanation of violation procedures.

Theresa Moore brought up concrete – in particular the upwalk at Fernwood is very low / under water. Area is borderline hazardous. Kendra has added this to the DCAM repair list and Dave will check it out ASAP.

4. Approve Previous Meeting Minutes – January 29, 2025

Motion to approve as edited was made by John and seconded by David. Motion passes.

5. Ratify Votes Made via Email

Consent to Alteration for solar panel modification at 2328-2330 Fernwood. Motion by John to ratify email vote was seconded by David. Motion passed.

2818 WW – Dynamic Drains proposal to repair sewer line, not to exceed \$19,531.00. John motioned to ratify the email, David seconded. Motion passed.

6. Committee Reports

Landscape Committee, Theresa Moore

Kevin's tree article was emailed to the community. Other articles are being written by various committee members. Work continues in the working group.

M&M Committee, Lisa Lemble

No report

Go Doc Committee, Ellen Johnson

Bylaw review is complete. Master Deed is being reviewed now. Next meeting is March 10.

7. Kramer-Triad Report

Managers Report Recap – Kendra Zurich

January activity reported

No YTD sales

Work orders remain steady at about 60 per month.

Dave is working on the 2025 concrete list.

Maintenance maps have been updated and will be posted on the website.

8. Unfinished Business –TABLED

A2Zero / OSI update – Ellen read Jessica’s update:

- OSI spent the last few weeks in crisis management mode, figuring out where funding comes from for different efforts, what resources they have, and how to adjust to everything going on at a federal level.
- They are grateful for Ann Arbor's climate millage, which gives them a bit more stability than many organizations right now.
- As of now, they expect to still have this current set of Climate Corps that they just hired (now through end of year I believe)
- Missy has re-affirmed that Pittsfield Village is a priority.
- Jordan has a format established for proposing work plans - he is going to work on getting that together and would like to come to either the March or April Board meeting to discuss and get our feedback.
- No updates on DTE, but Jordan said he will add it to the work plan and check in with Missy.
- Let me know if you prefer which Board meeting to have Jordan attend. I lean towards March so we can get the conversation moving sooner.

Consent to Alterations Document – public record of unit modifications considering following modifications, in addition to solar panels, to require consent to alteration as part of modification process including but not limited to:

- Generators
- Egress windows

Discussion. There would be legal costs involved for filing with Washtenaw County Register of Deeds. Kendra will reach out to get ballpark pricing from legal.

9. New Business

- Fresh Start Cleaning Services: Cleaning contract for bathhouses, \$375 for spring deep clean, \$220/week. Motion to approve the contract presented was made by David and seconded by John. Motion passed.
- Myler & Szczypka – FY 24-25: Motion to approve the engagement letter for the tax return and audit (\$4,790) was made by David and seconded by Linda. Motion passed.
- Annual Meeting Date: May 5, 2025. hybrid or in person? Discussion. Consensus: meeting will be held virtually with office likely open for residents who don't have virtual access.
- Pool Party Date: July 19, 2025. Tracy will reach out to Dirk Brown re: DJ services.

10. Adjourn to Executive Session at 6:58 pm.



11. **Next Meeting: March 26, 2025**