



Pittsfield Village Condominium Association
Board of Directors Meeting
Wednesday, July 23, 2025
Minutes

- Board Members Present: Ellen Johnson, David Brassfield, Jessica Lehr, John Sprentall.
- Board Members Absent: Linda Ross
- Kramer-Triad Management Staff Present: Kendra Zurich, Tracy Vincent, David Walke.
- Community Members Present: Rachel Rogers, Kitty Donohoe, Sandra Bruce, Brian Rice.

1. Call to Order

Call to order at 6:02 pm by Ellen Johnson

2. Approve Agenda

-
- Table unfinished business items A, B.
 - Add A2Zero back onto unfinished business as a place holder.
 - Motion to accept the agenda as amended was made by John and seconded by David.

3. Open Forum

-
- Kitty Donohoe came before the board with concerns about the Garden Marker program, a violation received, and her thoughts on the process of the program. She had three suggestions:
 - Line up a savvy gardener to consult with people getting violations
 - Potential for community members to help weed
 - Post a video on the website around the do not plant list
 - Sandra Bruce also received a generic letter regarding weeds, non-compliance. She does not know what the letter is referring to and agreed with idea of more help showing people what is needed. She also suggested that clean up start in May, not March.
 - Rachel Rogers also commented on the GM program.

4. Approve Previous Meeting Minutes – June 2025

Motion to approve the minutes as presented was made by John and seconded by David. Motion passes.

5. Ratify Votes Made via Email

John motioned to ratify the email vote on the Grill policy memo. David seconded. Motion passes.

6. Committee Reports

Landscape Committee, Theresa Moore
Report submitted in writing.



Sadly, the tree with Dutch Elm disease must come down. The committee is proposing having a gathering under the Elm before it is cut down.

M&M Committee

Report submitted in writing. Ellen scanned and recapped the notes submitted.

Go Doc Committee, Ellen Johnson

No meeting in July was held

7. Kramer-Triad Report

Manager Report Recap – Kendra Zunich

3 units for sale currently

Still at 24% rentals

\$45,000 in delinquencies at month end

Capitol improvement projects are wrapped up for the year.

Service maps are all updated.

8. Continuing Business

- Rain Diverter discussion
- A2Zero
 - 8 home energy assessments have been done.
 - Kyler is working on a draft of a flyer on the collaboration for the committee to review prior to distribution.
 - Community meeting in the fall, after Kendra's return November 3.
- Grill memo was sent out. Kendra will check that the info was added to the rules on the website

9. New Business

Resident Rules Update – discussion. Kendra says it is time for an update. Feedback and comments should be addressed to Kendra and Ellen.

10. Adjourn to Executive Session at 7:03 pm.

11. Next Meeting: August 27, 2025