

MINUTES OF THE BOARD OF TRUSTEES MEETING

March 15, 2005 – 6:30 p.m. / held at BMC Corp. Office

Present: Karen Burkinshaw, Norman Muller, Dee Desroches, Janet Reopel, Dick LaCasse, and Bill Brunelle.

Meeting was called to order at 6:30 p.m. No unit owners were in attendance.

Michael Fioroni from *First Investors* met with the board to discuss options for investing some of our reserves money. His recommendation is always to be very conservative. He suggested utilizing Mutual Funds as an opportunity for growth potential without much risk. *First Investors* offers a portfolio of funds that can be diversified.

A motion was made and seconded to accept the February 15th minutes as read. VOTE PASSED

There was no financial report this month. Our taxes have been completed, we will get a \$167 return from Federal, and we will pay the state \$41.

GROUND:

- The two dumpsters seem to be working out with just one pick up a week. We are waiting for the city to reimburse us for the first pick up.
- We are over budget on snow removal.
- Landscaping bids are due in by 3/25/05. The board will meet briefly on the 31st to choose one of the bids.
- Northern Tree Service sent an updated proposal for pruning.
- The head of the UMass School of Agriculture, Jack Ahern, has been in touch with one of the board members to discuss the possibility of sending us a student and charging us for one day's work to make landscaping recommendations. A student would cost \$15-20 per hour, as compared to a professional at \$60 - \$80 per hour.
- A motion was made and seconded to contact UMass and hire a student to come to the property and create a landscaping plan at a cost not to exceed \$1,000. VOTE PASSED
- Louisa Davis from STCC is also sending a list of their graduates who are now in the landscaping business.
- Fence work: the 8" sections of the fence are the only sections that have not yet been replaced, and they are still in good shape. We will need a new dumpster fence enclosure. Final decisions on fencing needs tabled until we know our needs for recycling.
- We will ask the city to get an easement of land behind Building 1 for the 3 dumpsters (including the paper container). The Board is concerned that the present location of the dumpsters may not be able to bear any more weight.

BUILDINGS:

- Gutter quote from Rain Gutter Specialists is \$21,583.
- Unit 82's window is being repaired on March 16th at a cost of \$63.
- The hallway in Building 4 is to be painted on March 31st.
- The patios on Building 2 need to be replaced.
- All the high decks need to have their integrity checked.

OTHER:

- Upon request from an owner, a motion was made and seconded to allow an owner to park his commercial vehicle in his assigned parking spot, unless the truck impairs the visibility of folks

parking next to him. In that case he will be requested to park in a visitor's spot at the end of Building 9. VOTE PASSED. A letter will be sent to the owner.

- The board will meet on May 23rd to go over the questions we will ask in our new Reserve Study.
- Bill will call Stan Kulig about recycling. We would like to start on May 1st. We will invite him to attend the April 19th business meeting.

The next regular business meeting will be held on Tuesday, April 19th and will be held in the Meeting Room. Recycling will be introduced to Clearview Heights at this meeting. Everyone is encouraged to attend this special meeting, to get important information and to receive your recycling bin.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Dee Desroches
Secretary