

## MINUTES OF THE BOARD OF TRUSTEES MEETING

June 20, 2006

Present: Norman Muller, Dee Desroches, Janet Reopel, Dick LaCasse, and Bill Brunelle.  
Four unit owners were in attendance.

Norman Muller called the meeting to order at 6:41 p.m.

### Questions/Comments from the floor:

- C The gutters on Building 3, in front of units 22, 23 & 24 have been repaired – thank you.
- C There is still a problem at the back of unit 23. Mr. Home representative was supposed to check it out, but it has not been repaired.
- Q Do we have an estimate to take down the tree behind unit #23? Yes
- C It would be great if the minutes could be posted long before the next meeting. Apology from the secretary, delay due to being on out of the country on vacation.
- Q Shouldn't a copy of the Rules and Regulations be given to prospective owners? It is the responsibility of the previous owner to give a copy of the Rules and the By Laws.
- C Every day just before dinner time (late afternoon) there is a bunch of kids in the park playing very close to the fence behind building one. They are loud and use profane language. What can the unit owner do about it? Call the cops!!
- C Who can a unit owner call to have his dryer vent cleaned. The vents are apparently long in the Garden Style units.
- C Where can I hand deliver my condo fee payment, in order to save postage? Give to board member.
- C Owner very happy that shrubs have been removed from the front of her unit. Can she get help from the landscape architect on filling in the "holes" and replanting? Yes.

A motion was made and seconded to accept the minutes of the May 16<sup>th</sup> business meeting as read. VOTE PASSED

### Financials as of June 20, 2006:

Savings	\$69,506.81
Checking	\$21,080.09
United Bank CD	\$50,977.89
United Bank CD	<u>\$35,394.79</u>
Total:	\$176,959.58

A motion was made and seconded to accept the financials. VOTE PASSED

We have a new email address: [Clearviewheights@aol.com](mailto:Clearviewheights@aol.com)

### Grounds:

- The asphalt work is done in front of building 11 at a cost of \$24,280.
- Over 100 dead bushes have been removed and Tom Smith has identified 27 more to go, he is also working to rearrange the existing good bushes and add some new ones all over the property – we'll do as much as our budget allows, and the work will continue until the end of June.
- Bill got one quote for new light posts to be installed; one by the mailbox and one near building 5. The cost for these two additional lamp posts is \$1,495. We decided to get another quote and see if we can get a better price.
- Our "concrete guy" is ready to start, and we have received the design plan from Bill Shaheen (the structural engineer). Mike Theroux came to the meeting to let us know the cost to put down the new concrete (reinforced with rebar) is \$7,500. A motion was made and seconded to go ahead with the concrete work at a cost not to exceed \$7,500, taking into consideration the rising costs of steel and concrete. VOTE PASSED

- We will need to have the fencing around the dumpster enclosure replaced – Bill will call Fairview Fence to get a quote. For security reasons a decision was made to use 4” fencing instead of 8” to conceal the recyclable “toters”.
- We’ve been asked to take down 3 trees, one small pin oak behind building one & grind the stump, one behind Building 3 (dead) and one behind Building 6 & grind the stump. We got quotes for the work. One quote was for \$950, and one for \$800. A motion was made and seconded to have Tim’s Tree Service take down all three trees at a cost not to exceed \$800. VOTE PASSED
- 2 pine trees in the “triangle” needed to be cut back. Bill’s guys did the work.
- Many decks are in need of power washing. Some of the “common” steps are in need also.

**One of the 10 yard dumpsters has been removed, so it is imperative that everyone recycle.  
PLEASE**

Buildings:

- The smoke detectors have been ordered and we will hand them out at the annual meeting.
- New “mailbox house” discussion has been tabled.
- We still have not received our completed Reserve Study. Mr. Reddy has not responded to our calls, we still owe him half of the total payment.
- Our tax review has not been completed.
- Bill got the quotes for new door for common hallway particularly for Units 5, 6, 7, & 8 - \$2,000 per door. The board has asked for a second quote.

Our annual meeting will be held on Tuesday, July 25<sup>th</sup> beginning at 6:30 a.m., with 30 minutes of refreshments prior to the meeting. Hope to see you there at 6:00 p.m. There are 2 open board positions. If you would like to be considered for one of these positions, please contact Bill Brunelle @ 413-594-6363. The incumbents, Dee Desroches and Janet Reopel (who is completing the term of Beth Lemelin) have agreed to have their names placed on the ballot. The owner of Unit #4, Mr. Carmody has asked to be considered for one of the board positions.

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,



Dee Desroches  
Secretary