

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Board of Trustees Open Meeting
November 27, 2007

Present: Karen Burkinshaw, Mike Carmody, Lynn Donah, Richard Lacasse, Norman Muller, and Ken Tamsin. No unit owners attended the meeting. Guest: David Bombard.

Ms. Burkinshaw called the meeting to order at 6:30 p.m.

David Bombard reported that all walks have been posted with sticks and sand barrels have been placed on the property. After some discussion, bombard was given a copy of parking rules and snow removal procedures and he and the trustees signed the 2007-2008 snow removal contract.

A motion was made and seconded to accept the minutes of the October 30 meeting. Vote: Passed. A motion was made and seconded to accept the minutes of the November 14 closed meeting as amended. Vote: Passed.

Grounds:

- Fall cleanup will be done on or before Monday, December 3.
- A motion was made and seconded to have Chris' Tree Service cut down the two birch trees on the property at a cost of \$500. Vote: Passed. Ken will schedule. Trees will be cut even with the ground. Stumps may be ground at a later time.
- The gate to the park has been closed for the winter.

Buildings:

- Ken sent out RFP's to four brick repointing firms and received one response. A motion was made and seconded to accept the bid from Fleury Masonry of Chicopee to do the job at a cost of \$1,275. Vote: Passed. Ken will schedule, weather permitting.
- Building 4 woodpecker damage has been repaired.
- Cable box on Building 4 is still not secured to the building. Ken will schedule.
- Ken's maintenance person will do repairs to Unit 43.
- A motion was made and seconded to have gutters cleaned before winter by Bombard at a cost of \$300. Vote: Passed.
- Building 4 deck has not been repaired yet.

Old Business:

- Packets containing the 2008 budget, payment coupons, mailing labels, parking rules, and snow removal procedures will be handed out to owners on Thursday, November 29 (6-7:30 p.m.) and Saturday, December 1 (10-Noon).
- Discussion continued about installing individual water meters. Ken is getting more information.
- Ken updated the Trustees on oil stained parking spots.
- Bill Shaheen has checked Building 3 and there are no changes to report.
- The downspout extension behind Unit 16 is broken and needs to be repaired.
- Owners of Unit 69 will be sent a letter about picking up after their dog.
- Meeting room women's toilet has been repaired.
- Winter open meetings will be held on January 29, February 26, and March 25 at the Meeting rooms of the Chicopee Public Library on Front Street.

New Business:

- Trustees will look at master insurance proposals and landscaping proposals at the January meeting.

Finances:

- As of November 27 our checking balance is \$12,851.84, savings balance is \$37,197.32, and CD balance is \$54,746.27 for a grand total of \$104,795.43.

There being no further business, the meeting adjourned at 8:30 p.m. There is no open meeting in December.

Respectfully submitted,



Norman Muller
Vice President