

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Board of Trustees Meeting
October 30, 2007

Present: Karen Burkinshaw, Mike Carmody, Richard Lacasse, Norman Muller, Ken Tamsin, and one unit owner.

Ms. Burkinshaw called the meeting to order at 6:40 p.m.

Minutes:

- A motion was made and seconded to accept the minutes of the September 25 meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the October 16 meeting. Vote: Passed.

Comments from the floor:

- Grass is growing in one of the asphalt berms at the entrance.

Grounds:

- The irrigation system will be shut down and blown out on October 24. One of the zones near Building 7 had been shut down earlier due to a malfunction. Ken will see to this.
- The second pruning of all bushes was done in mid October.
- Fall cleanup has not been done yet. There is still weeding to be done.

Buildings:

- We have received a few bids for brick repairs and repointing. Prices are very high.
- Building 4 damaged door and woodpecker holes in the trim will be repaired on October 31. The cable box will be reattached next week.
- A letter will be sent to all owners who do not have up-to-date smoke/carbon dioxide alarms.
- Building 5 deck stairs have been replaced. The shaky deck in Building 4 will be fixed next week. Money for these projects will come from reserves.

Old Business:

- We are still looking to fill the vacancy on the Board of Trustees.
- Mailbox door replacements are on hold till next year.
- The second bug spray application was done at the beginning of October.
- Ken will call Bill Shaheen to get an update on Building 3 issues.

Financials:

- As of October 30, 2007, we had the following balances: Checking, \$8,200.34; Savings, \$34,195.12; CD, \$54,505.35. Our grand total was \$96,900.81.

New Business:

- Snow removal bids are coming in. We should have a few more by next week. We will discuss this at our closed meeting in November.
- Several possible strategies were discussed to begin unit metering of water on the property.
- Ken is preparing a list of parking spots with oil stains and owners of those spots will get letters.
- Ken will walk the property on Friday afternoon.
- A motion was made and seconded to adopt a budget of \$173,235 for 2008 that will result in a monthly condo fee of \$170 per month for two bedroom units and \$133 per month for one bedroom units. Vote: Passed.

There being no further business, the meeting adjourned at 8:55 p.m. **Our next open meeting will be on Tuesday, November 27, at 6:30 p.m. in the meeting room.** All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminder: The cold weather is here.

1. Shut off outdoor faucets.
2. Clean/replace furnace filters.
3. Change batteries in your smoke alarms.