

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
September 30, 2008

Present: Karen Burkinshaw, Mike Carmody, Lynn Donah, and Norman Muller. No other unit owners were present.

Ms. Burkinshaw called the meeting to order at 6:40 p.m. This meeting was held in the Meeting Room of the Chicopee Public Library.

Meeting Minutes:

- A motion was made and seconded to approve the minutes of the August 26 meeting. Vote: Passed.
- A motion was made and seconded to approve the minutes of the September 15 meeting. Vote: Passed.

Grounds:

- Bombard's insurance carrier contacted us about berm repairs. Karen will call him.
- Mass Tree has sent us a tree removal bid. Spring Valley has not sent one yet nor have they given us quotes on the erosion issue.
- A motion was made and seconded to take down the leaning tree near Unit 58. Vote: Passed. Lynn will make the arrangements.
- Lynn will call Chicopee Mason Supply regarding the trees on their property that are dead or dangerous.
- We need to contact CMS to see if they have scheduled the shut-off of the irrigation system. It should be done by the end of October.
- Lynn will get a price from Theroux Brother for concrete pad repair/replacement behind Building 2.
- A toilet bowl was found in the large dumpster last week. No one knows how it got there.

Buildings:

- Repointing of brick building fronts is on hold for now.
- Front door light replacements will be done this week.
- Front railings on Buildings 2, 6, and 10 are on hold for now.
- Door bell systems have been replaced on Building 1.
- New front doors on Building 11 need to be painted. Lynn will check on this.
- A motion was made and seconded to hire Mr. Gutter to install a large downspout on the front corner of Unit 42 and two large downspouts on the back of building 11. Vote: Passed. Norman will call and arrange this.
- Building 4 doors are set to be installed on Building 4 during the week of October 20.
- Several downspouts on the property need to be extended. We will purchase a 100-foot roll of corrugated extension spout to use on the property where needed.
- Mike will call the owner of Unit 43 and arrange for repair work to be done.
- Out our next meeting we will form a policy to deal with interior repairs caused by water damage.

- We will hire Tom Stebbins to repair water leaks in Units 65 and 81 and also to clean all gutters and downspouts on the property later this fall.
- Repair work orders were created to document repairs made to units over the last few months.

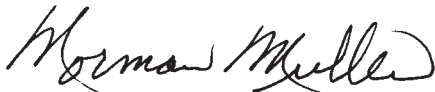
Trustees Report:

- A motion was made and seconded to terminate the services of Prime Condo as of January 1, 2009 as a cost-saving measure. Alternative arrangements are being researched. Vote: Passed.
- Our 2008-2009 snow removal contract is ready. Karen will send out for quotes.

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

Our next open meeting will be held on Tuesday, October 28, at 6:30 p.m. in our Meeting Room. All owners are invited.

Respectfully submitted,

A handwritten signature in black ink that reads "Norman Muller". The signature is written in a cursive style with a large, stylized initial "N".

Norman Muller
Vice President