

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Board of Trustees Meeting
April 29, 2008

Present: Mike Carmody, Lynn Donah, Karen Burkinshaw, Richard Lacasse, Norman Muller, Ethel Lee, and three unit owners. Guest: Mr. Paul Lesukoski of Berkshire Insurance Group.

Prior to the open meeting, the Board met with Mr. Lesukoski at 6 p.m. to discuss issues presented to us by the insurance company. Patio rails on the front of buildings are not mandatory, rails on decks stairs are a safety precaution, we should mention dryer vent cleaning in newsletters and other communications, and we should make people aware of the dangers of gas grills on wooden decks.

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

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the March 25 meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the April 15 meeting. Vote: Passed.

Comments from the Floor:

- Q: Who stocks our model of storm doors? A: Beaulieu on Grattan Street has them for a price of \$350 installed. There may be other suppliers in the area at other prices.
- Q: What are we doing about ants on the property? A: Braman Chemical will spray the property soon. We will notify owners a few days in advance.

Grounds:

- Spring Valley needs to keep the drain at the bottom of the rear meeting room stairs clear. They will be so notified.
- Bombard picked up sand barrels and sticks but has not done the berm repairs. If we do not hear from him in a couple of weeks, we will send a letter.
- Spring Valley is doing OK so far. Many bushes still have dry leaves embedded in them. Mike Carmody has agreed to be the contact person between the Board and Spring Valley.
- A motion was made and seconded to have Spring Valley fix the drain behind the end of Building 2 all the way down to the bottom of the dingle at a limit of \$1,000. If costs exceed that amount, they are to check with the Board first. Vote: Passed.

Buildings:

- We have not received any bids on brick repointing.
- Mark will contact the owner of Unit 43 to arrange a time to make repairs.
- Braman will do bug spraying of the property in the near future. We will notify owners in advance.
- A motion was made and seconded to replace all outside front-door light fixtures that have not been replaced at a cost of approximately \$10 each. Vote: Passed.
- Ethel will get a quote on having gutter stuff installed in the gutters.
- Ethel will get siding quotes for Building 5.
- Ethel will get quotes to replace the two front doors on Building 4.
- Ethel will get people to look at decks and get repair/replacement estimates.
- Lynn will contact Bill Shaheen to make arrangements for him to read all the crack monitors on the property.

Manager's Report:

- On Sunday, April 27, Ethel got a call at 4:30 a.m. stating that the power to Building 1 had been turned off. She got the power turned back on. It had been off for approximately five hours.
- Replacement shutters are on order at a cost of \$36 per pair.
- The cable box on the side of Building 4 has been reattached to the building.
- Several complaints have been received about the failure of residents to pick up after their dogs and improper disposal of smoking materials on common areas. Offenders will be notified by letter with warnings this time. Future failures to follow condo rules will result in fines of \$25 per occurrence.
- A motion was made and seconded to allow the owner of Unit 44 to replace front windows. Vote: Passed.
- Trustees will walk the property on Saturday, May 10, weather permitting.

There being no further business, the meeting adjourned at 8:45 p.m. Our next open meeting will be on Tuesday, May 20, at 6:30 p.m. in the meeting room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice president