

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
November 24, 2009

Present: Karen Burkinshaw, Lynn Donah, Steven Judd, Richard Lacasse, Norman Muller, and one unit owner.

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

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the October 27 meeting.
Vote: Passed.
- A motion was made and seconded to accept the minutes of the November 11 meeting.
Vote: Passed.

Landscaping:

- Lawn maintenance and fall cleanup are in progress.

Buildings:

- We are waiting for the report on Unit 41 from Bill Shaheen. We will be meeting with a concrete contractor soon.
- Work continues on the Unit 38 water issue.
- Additional work is in progress on gutters and downspouts on Building 2.
- We are waiting for a quote on the cost of painting railings, replacing worn railings, and installing railings on the three buildings with raised fronts.

Financial:

- As of today we have \$20,530.77 in checking and \$78,920.11 in savings for a total of \$99,450.88.

Web Site:

- Our latest meeting minutes will be posted on our site by the end of the week.

Closed Meeting:

The following motions were made and passed at our November 11 closed meeting:

- A motion was made and seconded that we approve the 2010 budget of \$188,520 which will result in condo fees of \$185 for two bedroom units and \$145 for one bedroom units.
Vote: Passed.
- A motion was made and seconded that we offer a snow removal contract to Jonathan David at the same rates as last year. Vote: Passed.
- A motion was made and seconded to hire Tom Stebbins to clean all gutters and downspouts on the property as soon as possible and also to make a list of all roof, gutter, downspout, etc., repairs that need to be done before winter. Vote: Passed.
- A motion was made and seconded to give the owner of Unit 34 permission to replace the dining room slider. Vote: Passed.

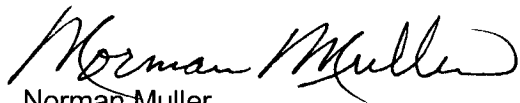
Condo Coupons:

- In order to save on postage and other mailing costs Board members will be in the Meeting Room on Saturday, November 28 from 10 a.m. to 1 p.m. and again on Monday,

November 30 from 4 p.m. to 7 p.m. so owners can pick up their coupon packets. Signs will be posted at the mailbox and the current newsletter will be delivered to each door.

There being no further business, the meeting adjourned at 8:05 p.m. Our next open meeting will be on **Tuesday, January 26, at 6:30 p.m.** in the conference room of the Chicopee Public Library on Front Street. There is no open meeting in December.

Respectfully submitted,

A handwritten signature in black ink that reads "Norman Muller". The signature is written in a cursive style with a large, sweeping initial "N" and a long, horizontal flourish at the end.

Norman Muller
Vice President