

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes February 24, 2009

Present: Karen Burkinshaw, Steven Judd, Richard Lacasse, Norman Muller, and Paul Lesukoski of Berkshire Insurance Group. There were no other unit owners present.

Ms. Burkinshaw called the meeting to order at 6:35 p.m.

Master Insurance:

- Mr. Lesukoski gave a presentation on our master insurance coverage. We were told that rates would probably be increasing between ten and fifteen percent for next year's coverage. Board members are covered for a total of \$1,000,000 and we have dishonesty coverage of \$50,000.
- We need to get a certificate of insurance from all contractors we use on the property so we will not be held liable if anything happens.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the January 27 meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the February 9 meeting. Vote: Passed.

Grounds:

- Snow removal is going well so far.
- A motion was made and seconded to contract with Spring Valley for summer landscaping work for 2009 at no increase over last year's prices. Vote: Passed.
- Outside lights in front of Buildings 1 and 2 are now working. A broken sensor was changed.
- Dick will call John's Asphalt Paving to get an updated bid for berm repair and paving in front of Building 1.

Buildings:

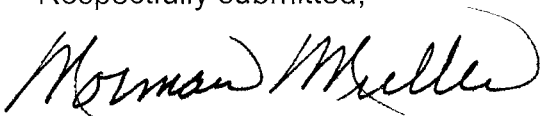
- Norman will contact Tom Stebbins to attend our next closed meeting to discuss summer maintenance projects and deck repairs.

Financial:

- We are still pursuing an abatement of the November water bill.
- As of February 24 our checkbook balance was \$11,160.41 and savings was \$95,090.70 for a grand total of \$106,251.11.

There being no further business, the meeting adjourned at 8:45 p.m. Our next open meeting will be on Tuesday, March 24, at 6:30 p.m. at the Chicopee Public Library. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President