

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
January 26, 2010

Present: Lynn Donah, Richard Lacasse, and Norman Muller. There were no other unit owners present.

Mr. Muller called the meeting to order at 6:30 p.m.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the November 24 meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the December 15 meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the January 11 meeting. Vote: Passed.

Snow Removal:

- December snow removal costs totaled \$2,215. January snow removal costs to date are \$575. (Note: Cost of the January 28 storm was \$1,000 which makes the January total cost \$1,575.)

Landscaping:

- Lynn has contacted four companies so far. Trustees are reviewing our landscaping contract for possible updates or changes.

Buildings:

- A motion was made and seconded to replace stairs and rails that have become a safety issue including the unit 9 and 10 stairs and railings, and the railings on units 40, 51-52, 53, 59-60, and 61-62 at a total cost of \$6,595. Vote: Passed.
- A motion was made and seconded to table adding railings to the fronts of Buildings 3, 6, and 10. Vote: Passed.
- Bill Shaheen is still preparing drawings and plans for the repair of the basement floor in Unit 41.

Other:

- Lynn reported that one unit owner has had an ongoing issue with people parking in his parking spots. We may need to repaint the numbers in the spring.

Financial:

- As of today, we have \$13,042.61 in checking and \$95,345.58 in savings for a grand total of \$108,388.19.

New Business:

- We are awaiting more information about changes in the FHA loan approval process. It would appear that if the entire complex is not FHA approved, people with that type of mortgage loan would not be able to buy units here.

There being no further business, the meeting adjourned at 7:31 p.m.

Our next open meeting will be on **Tuesday, February 23, at 6:30 p.m. at the Chicopee Public Library** on Front Street in Chicopee. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

NOTE: We have received several complaints about irresponsible pet owners. You are responsible for keeping all dogs and cats under your control at all times and you are responsible for picking up after them.