

**CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION**  
**Meeting Minutes**  
**March 30, 2010**

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

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 February 23 meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the March 8 meeting. Vote: Passed.

Landscaping and Grounds:

- Lynn will call Jonathan and ask him to pick up snow equipment before April 19.
- We have a signed copy of this year's landscaping contract. Spring cleanup will begin on April 5 or 6.
- A motion was made and seconded to hire Mass Tree to clear the bamboo behind Buildings 4 and 5 and apply appropriate treatment, remove various small trees and branches around the property, and remove the evergreen tree adjacent to Unit 69 at a cost of \$1,500. Vote: Passed. The tree adjacent to Unit 69 has become overgrown, brushes against the side and roof of the building, and provides a conduit for animals to get on and possibly in the building. Norman will coordinate.
- A motion was made and seconded to hire Chris Dygon to take care of the major erosion issue to the left of the main dumpster area at a cost of \$4,350. Vote: Passed.
- The perimeter fence between Buildings 4 and 5 is falling apart. Dick will call Fairview Fence to get an estimate on replacement fence.
- A motion was made and seconded to pay \$84 for a replacement tree adjacent to Unit 16. Vote: Passed.
- A motion was made and seconded to table the issue of posts in front of the transformer boxes until September. Vote: Passed.

Buildings:

- Unit 41 basement piers have been installed. Concrete work will be done as soon as rough plumbing is finished.
- Foundation in front of Unit 38 will be repaired and sealed in April.
- New steps and railings for Units 9 and 10 will be installed in April.
- A motion was made and seconded to replace/refurbish the decks on Buildings 1 and 2 at a cost of up to \$37,000 for labor and materials. Vote: Passed. Tom Stebbins will do the work and 84 Lumber will supply materials. Norman will coordinate.
- On Saturday, April 3, Trustees will meet with Tom Stebbins to look at several issues relating to the cellar portion of Building 11 under Units 85 and 86.
- A minor mishap caused a few ceiling tiles in the meeting room to be damaged. The owner of Unit 83 will be billed for the cost of the tiles.

- A motion was made and seconded to purchase paint for the meeting room at a cost of \$312.27. Vote: Passed.

Finances:

- As of today, we have \$8,246.59 in checking and \$102,038.20 in savings for a grand total of \$110,284.79.

There being no further business, the meeting adjourned at 8:50 p.m. Our next open meeting will be on **Tuesday, April 27, at 6:30 p.m. in the Meeting Room.** All owners are invited to attend.

Respectfully submitted,



Norman Muller  
Vice President

**IMPORTANT:**

1. The city of Chicopee is considering raising sewer rates this year and next, **beginning this July.** It is reported that the increase will cost the average household \$60 per year. We did not budget for this in our current annual budget. If this goes into effect, we will be forced to raise condo fees by \$5.00 per month to cover this increase.
2. Spring cleanup happens next week. Litter and trash do NOT enhance the beauty of our property. Dispose of coffee cups, cigarette butts, etc., properly.
3. Clean up after your pets.