

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
ANNUAL MEETING MINUTES
July 25, 2023

Present: Trustees Don Dominique, Richard Lacasse, Norman Muller, Carolyn Sowa, Rosemary Thompson; Assistant Clerk Marion Allen and Assistant Treasurer Brandan Ledoux; and 11 unit owners in attendance, representing 12 units.

Mr. Muller called the meeting to order at 6:00 p.m.

Welcome:

- ★ Mr. Muller welcomed everyone to the 34th Annual Meeting.

Meeting Minutes:

- ★ A motion was made and seconded to waive the reading of the minutes of the 2022 Annual Meeting. Vote: Passed.
- ★ A motion was made and seconded to accept the minutes of the 2022 Annual Meeting. Vote: Passed.

Finances:

- ★ 2023 Finances: Mr. Muller discussed our year-to-date finances. We are in good shape and, barring any major problems, we should finish the year in the black.
- ★ Future Plans/Projects: After 34 years we are replacing the carpets and repainting the common hallways in 2 buildings, once the quotes have been finalized. Building 5 shutters will be replaced in the near future. We may do additional projects later in the year as finances allow.

Trustee Election:

- ★ One Trustee position was up for election this year. Richard Lacasse has decided not to run again. Brandan Ledoux was the only candidate that has come forward. Since there are no other candidates, Brandan Ledoux has won the election for the open trustee position. Congratulations Brandan Ledoux and huge thank you to Richard Lacasse for your many years on the board.

Questions/Comments from the floor:

Q: What is the update on Crossroads?

A: We continue to be in contact with Crossroads and once they finalize figures on their end, we expect to have a meeting with them to discuss future plans.

Q: Are there plans to replace the front stairs of the buildings? Some look to need repair.

A: During our property walk with Thomas Stebbins it was confirmed that repairs at this point would be purely cosmetic. Loose railings have been noted and will be repaired. We will continue to monitor the stairs to ensure that we fix any major issues as they arise.

Q: Is there a way to install mirrors to help mitigate cars cutting the corner when turning onto Worthington Street.

A: We cannot install mirrors as there is no property that belongs to Clearview Heights on which mirrors can be mounted and still be effective.

There being no further business, the 2023 Annual Meeting adjourned at 6:45 p.m. Thank you to everyone who attended.

Respectfully submitted,

Brandan Ledoux

Brandan Ledoux
Assistant Treasurer