

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Annual Meeting Minutes
July 26, 2016

Present: Karen Burkinshaw, Luann Canedy, Laurine Ferrarini, Richard Lacasse, Norman Muller, and 14 unit owners. Seventeen unit owners could not attend and submitted a proxy. We did not hear from the remaining 50 unit owners.

Ms. Burkinshaw called the Annual Meeting to order at 6:31 p.m.

Introductions: Ms. Burkinshaw introduced the current Trustees and welcomed six new owners to the Association: Diane Lyons-Frasco of Unit 2, Violet and Allan White of Unit 3, Rosemary Thompson of Unit 14, Wanda Gomes of Unit 27, Shirley Arriaga of Unit 36, and Joyce and Mark Lincourt of Unit 85.

Meeting Minutes:

- A motion was made and seconded to waive the reading of the July 28, 2015 Annual Meeting Minutes. Vote: Passed.
- A motion was made and seconded to accept the minutes of the July 28, 2015 Annual Meeting. Vote: Passed.

Financial Report:

- Ms. Burkinshaw referred to large wall-hung copies of our financial reports and discussed our performance for 2015. We ended the 2015 year with two significant items over budget—water costs and snow removal.
- A look at our 2016 year-to-date performance suggests water costs will again be a major problem. Despite increasing the water account this year, we anticipate ending the year being at least \$10,000 over budget. Water consumption has not changed significantly but water and sewer rates have jumped up every year and have eaten every penny of our condo fee increases for the past few years. In the meantime, other expenses are also increasing.
- We are contributing to our reserve accounts every year and, barring any unforeseen problems, we should finish the current year in good shape. Please note that we cannot use reserve funds to cover current operating expenses.

Improvement to the Property in the Past Year:

- Major Projects: Building 4 roof was replaced. All Building 11 decks were reinforced and refurbished. Sidewalks were replaced in front of Buildings 5 and 8. Back half of Meeting Room floor was retiled. We held our first Clearview Heights Cleanup Day on the property.
- Maintenance Projects: Several dead/diseased trees were removed from the property. Landscaping in front of Building 8 was completely redone. Unit 1-4 common hallway was repainted. Low-flow toilets were installed in the Ladies Room in the Meeting Room. Asphalt cracks were sealed, damaged parking spots were repaired, and damaged berms were replaced. Hill damage due to a falling tree was repaired behind Building 2. Smoke alarms in common hallways of Buildings 1 and 4 were replaced and the system was updated. A speed hump was installed at the entrance to the property. All catch basins were cleaned. Main dumpster light was replaced. The entire property was swept. Most plant beds were mulched. Significant repairs were done to the irrigation system. Normal maintenance projects such as light sensor replacement, smoke alarm battery replacement, etc. were also completed.

Sense of Community:

- Thanks to everyone who helps out in one way or another.
- Big thanks to Laurine Ferrarini for taking responsibility for our landscaping and working tirelessly to improve our landscaping.
- Trustees spend many hours each week doing Association work and they are NOT paid in any way for their services. Please cooperate and be civil when dealing with Trustees as they do their job.

Trustee Election:

- Both Karen Burkinshaw and Norman Muller's terms of office are up this year and both are running for reelection. Since there were no other nominations or volunteers, Karen and Norman are both reelected for a three year term. Congratulations Karen and Norman.

Questions & Answers:

Q.: The change to the new sidewalk in front of Building 8 is great.

A.: The handicapped ramp at the end of the new walk was not right and was redone with a more gradual slope at no additional cost.

Q.: Can an enclosed dog exercise area with a bench for humans be located somewhere on the property?

A.: We will do some research into this matter.

Q.: Has the Association considered installing solar panels on the building roofs?

A.: We have looked into this. It is not feasible at this time because of the costs involved, the damage to the roofs themselves, and the way our current electrical system is configured. While this may be cost effective for individual homes, it is not a good fit for condos at this time.

Q.: We have moles.

A.: Because of the heat and dry weather, mole activity is way down. We have also treated all grass areas with grub control and this, in turn, helps control the mole population.

Q.: Can the Association recommend anyone to do kitchen and bathroom remodeling/repairs?

A.: People offered several recommendations.

Q.: Can we install a through-the-wall air conditioner in our unit?

A.: Please provide us with the specifics and we will give it careful consideration.

Q.: Is the 10 MPH speed on the property realistic?

A.: We have children, older people, and dog owners walking around the property, any of whom could wander out into the roadway. What would be the correct speed limit?

Q.: Can we highlight the speed bump by installing green plastic men on either end?

A.: No comment.

Q.: Have we considered a shredding day on the property to accommodate people who have a lot of paper to shred and no time to take it elsewhere?

A.: Many local banks and other businesses offer this service. When we hear of them, we will email the information to residents.

Q.: Why was one elevated planting area in the triangle area not mulched?

A.: We ran out of mulch but more importantly, the hill is steep enough that rain tends to wash the mulch off the hill. We also anticipate planting one or more trees or bushes which would negate the mulch. This area currently has about a foot of decomposed mulch and adding more would smother the plants.

Q.: I was going to the dumpster area and observed two young males on the property who did not seem to belong here.

A.: If you see people who don't seem to belong here or who are acting suspiciously, call the police and make a report. They will look into the matter.

A lot of material relating to 2015 accomplishments, water costs, budgets, assessments, improvements, etc., was posted on the walls of the Meeting Room and Ms. Burkinshaw invited everyone to look and read after the meeting.

There being no further business, a motion was made and seconded to adjourn the meeting at 7:40 p.m.

Respectfully submitted,



Norman Muller
Vice President