

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Minutes of the Annual Meeting
July 27, 2010

Present: Karen Burkinshaw, Lynn Donah, Steven Judd, Richard Lacasse, and Norman Muller. Owners of 31 units were in attendance; 22 owners could not attend but returned proxies. We did not hear from the other 33 owners.

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

A motion was made and seconded to accept the minutes of the 2009 Annual Meeting. Vote: Passed.

Financial:

- Karen briefly discussed our year to date financial position. We are very much on track, so far.

Improvements:

The following improvements were made on the property since the 2009 Annual Meeting:

- Decks in Buildings 1, 2, and 11 were rebuilt.
- An erosion project was completed behind Building 2. A good amount of rain water from the roof of Building 2 was piped directly to the bottom of the hill to prevent further erosion.
- The city of Chicopee repainted all of the fire hydrants on the property.
- Front doors on Buildings 1 and 4 were repainted.
- Cellar stairs in Building 1 were fitted with metal edging to reduce the trip hazard.
- A new cellar floor was constructed in Unit 41.
- Deteriorated outside handrails were replaced on Units 40, 51-52, 53, 59-60, and 61-62.
- Badly deteriorated front stairs on Units 9 and 10 were replaced with new precast steps.
- A bamboo eradication project was started behind Buildings 4 and 5.
- The large evergreen tree near the mailbox area was removed. Unfortunately, we also lost three mature trees due to storm damage. These were located in front of Unit 81, in front of the Meeting Room, and to the south side of Building 11.
- All of the six-foot perimeter fence was replaced behind Buildings 5 and 6.
- Two small pear trees were planted, one near the mailbox area and the other in front of Unit 26.
- The cement walkway in front of Units 61-62 was replaced.
- The Post Office agreed to change our address description from "Apt." to "Unit".
- The Board started to think about electric car charging areas.

Current Projects:

- Waterproofing and rainwater diversion in front of Building 5.
- Repair/replacement of the Meeting Room floor.
- Landscaping in front of Building 9 is due to be replaced shortly.

Reminders:

- Please read the materials we send you. Also, please check our website for copies of the rules and regulations, bylaws, meeting minutes, printed forms, etc.
- 2010 Profiles are due August 1. Late submissions will be fined.
- Trustees are NOT paid for their time and work. Everything they do is done voluntarily.
- Contractors are hired by the Association and work for the Association, not for individual unit owners.
- Front doors on townhouses have windows. Owners are free to add frosted glass or other covering.
- Please clean up after your pets.
- Please be considerate when smoking on the property. Dispose of smoking materials and other trash properly.
- Drive carefully and slowly. We have children on the property.
- Please clear decks of snow in the winter.

