

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

April 11, 2023

Present: Trustees Don Dominique, Richard Lacasse, Norman Muller, Carolyn Sowa, Rosemary Thompson; Assistants Marion (Mimi) Allen and Brandan Ledoux; and 6 unit owners in attendance, representing 6 units.

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

Comments from the Floor:

- ★ Building 2 rainhandlers are leaving the decks slippery when temps are low, and sliders wet. The rainhandlers send the water out, not down the gutters. These are in place to help with the hill erosion.

Meeting Minutes:

- ★ A motion was made and seconded to accept the minutes of the March 21, 2023 meeting.
Vote: Passed.

Finances:

- ★ As of today, we have \$56,187.11 in checking and \$190,994.69 in reserves for a grand total of \$247,181.80
- ★ As of today, we have \$550.00 in arrearages involving 3 owners.
- ★ Taxes are being prepared. Audit will also be done.

Snow Removal:

- ★ March snow removal expenses to date: \$5,700.00

Landscaping:

- ★ Snow storm damage to trees and bushes from the storm in March. We have had all the damages looked at. Setter should be cleaning this up with the spring clean up.
- ★ Spring clean up is Wednesday April 12
- ★ We met with the landscaper this week and are waiting on a price for a few projects.
- ★ There is powdery mildew on the plants in front of building 1. Greenstuff suggested that if it is there it is likely everywhere. They will spray next week with a regularly scheduled spray. They should be able to give us a schedule shortly.

Grounds/Property:

- ★ Waiting for an invitation to Chicopee Safety Committee meeting concerning fire hydrants.
- ★ Crossroads - They will not be installing Fiber here. They have stated because we are private property....with not much more of an explanation. The person who met with us initially said he will come back out to discuss this at a meeting. There was a lot of discussion about how we are paying the same taxes and not getting equal as other homeowners in Chicopee.

Buildings:

- ★ Awaiting the inspections of the waste lines for Building 8, 9, and 10
- ★ We met with a contractor for building 3 and 8 and the cellar window repair and painting. Waiting for a quote.

- ★ Building 1 front doors will be painted on Thursday and Friday. People in those buildings should use their back door and park in visitor parking.
- ★ We are moving forward on shutters for building 5. It is a 1 week turn around.

Old Business:

- ★ No old business

New Business:

- ★ Future Meeting: April 25

There being no further business, the meeting adjourned at 7:45 p.m. Our next meeting will be on Tuesday, April 25, 2023 at 6:30 p.m. in the Meeting Room. All owners are always invited to attend.

Respectfully submitted,



Marion Allen
Assistant Clerk

REMINDERS:

- 1) Did you get someone's MAIL by mistake?
Please take a moment and deliver it to them or put it in outgoing mail so the post office can try again :)
- 2) Speed limit is 10 mph, please be mindful!
- 3) Keep that ice melt handy we may have a few more slippery mornings before warm weather is here to stay :)