

# CLEARVIEW HEIGHTS CONDO ASSOCIATION

## Meeting Minutes

January 14, 2025

Present: Norman Muller, Brandan Ledoux, Rosemary Thompson, Don Dominique Carolyn Sowa and 5 unit owners representing 5 units.

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

### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the November 26, 2024 meeting. Vote: Passed.

### Comments from the floor:

- A unit owner commented that there have been a lot of cigarette butts around the property. *Please insure you and your guests dispose of your cigarettes in a proper manner. Do not litter.*
- A unit owner commented that the dumpster by fence is very difficult to use.
- A unit owner commented that during the recent ice storm, it was very slippery to walk the property because some people do not shovel or use the ice melt provided.

### Finances:

- Checking: \$41,202.43    Reserves: \$238,575.61    Total: \$279,778.04
- Arrearages: \$717 involving 6 owners
- Assessment collection update:
  - ~ 33 owners have paid in full
  - ~ 30 owners are in process of paying
  - ~ 23 owners have not paid anything to date

### Buildings:

- Need a quote to repair the siding damage on the north side of Building #4.

### Landscaping:

- A motion was made and seconded to hire Greenstuff for our chemical applications for 2025 and pre-pay for the year to take advantage of a 10% discount. Vote: Passed.

### Grounds and Property:

- Crossroads Commitment Survey will be issued soon.

### Old Business:

- None

### New Business:

- Potential project wish list for 2025.

There being no further business, the meeting was adjourned at 8:17 pm.  
Our next meeting will be February 11 at 6:30 in the meeting room. All unit owners are encouraged to attend.

Respectfully Submitted by

*Carolyn Sowa*

Carolyn Sowa  
Trustee At Large

**REMINDERS:**

There is ice melt available at the mailbox for all residents. Please keep a can of it available at your door to use anytime you feel it is necessary. If the supply of ice melt in the cooler is depleted, please notify the Association so we can refill it in a timely manner.