

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION  
Meeting Minutes  
January 19, 2021

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, and Rosemary Thompson. Al White attended remotely. There were no other unit owners present.

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

Comments from the Floor: None.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the January 5 meeting. Vote: Passed.

Finances:

- As of today, we have \$44,818.58 in checking and \$148,757.35 in reserves for a grand total of \$193,575.93.
- As of today, we have \$4,850 in arrearages involving 9 owners. Several people forgot the condo fee increase, several checks arrived late, and one account is in collections.
- Our master insurance policy renews on January 31. Our agent, Berkshire Insurance, obtained quotes from several companies and GNY offered the best rates. A motion was made and seconded to renew our policy coverage with GNY for the coming year. Vote: Passed.

Snow Removal: Nothing to report.

Landscaping:

- A total of four trees were removed from the back of Building 1, including the remainder of the tree that damaged a Building 1 deck last August.
- We received two quotes to remove a very large leaning tree behind Building 3. A motion was made and seconded to hire Cotton Tree Service to remove the tree as soon as possible. Vote: Passed.

Grounds/Property:

- On Thursday, January 21 power will be shut off to the entire property from approximately 8 to 10 a.m. Buildings 1, 2, and 9 will be without power from 8 a.m. to approximately 2 p.m. We will continue to have planned power shut-offs until all transformers are replaced and this entire project is completed.

Buildings:

- An email motion was made and seconded on January 8, to hire Braman Pest Control to install termite prevention around the perimeter of Building 6. Vote: Passed. A unit inspection showed no damage but possible termite activity around the building and this is being done as a preventative measure.
- A leak was reported in the Building 11 roof. We will have this looked at as soon as possible.

Unit Issues:

- Units 37, 43, and 2 are currently in process of being sold.

Old Business:

- We previously requested that residents remove all personal property (plants, statues, etc.) from their front steps to make it easier for the snow crew to clear the steps. If you have not yet

done so, please note that the Association will not be responsible for any damage to those items when the snow crew clears your steps.

New Business:

- Future meetings: February 2 and February 16.

There being no further business, the meeting adjourned at 7:45 p.m. Our next meeting will be on Tuesday, February 2, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller  
Vice President

**Reminders:**

1. Residents should notify us of any changes in profile information such as new vehicle, new pet, etc., as these things occur.
2. Your monthly condo fee is due on the 1<sup>st</sup> of the month and is considered late if we receive it after the 10<sup>th</sup> of the month. Mail delivery has been slow lately and you need to take that into consideration when you have your bank mail us a check. Going forward, any condo payments received after 6 p.m. on the 10<sup>th</sup> of the month will be considered late and a late charge will be applied.
3. Some people are failing to break down boxes before placing them in the recycling dumpsters. Violators, if caught, will be fined.
4. Keep your can of ice melt near your front door for those icy mornings. Refill it at the mailbox area.