

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

January 8, 2019

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Al White, and three unit owners.

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

Comments from the Floor:

Q.: There are a lot of piles of dog waste around the property.

A.: Our rules require owners to pick up after their pets. This could be from non-resident dogs or dogs of guests. If you witness this happening, notify the Board so offenders can be fined. In the meantime, watch where you step.

Q.: The recycling dumpster gets filled with boxes not broken down.

A.: Recycling gets picked up every two weeks so it is important to break down boxes or we will run out of room before pick-up day.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the December 11 meeting. Vote: Passed.

Finances:

- As of today, we have \$9,645.32 in checking and \$185,699.19 in savings for a grand total of \$195,344.51.
- As of December 31, 2018, we had \$735 in arrearages involving two owners. It is too early in the month to report on January arrearages.

Landscaping:

- We are starting to process of identifying possible landscapers for the coming year. If you know of any, please send us the names and addresses so we can contact them.

Grounds/Property:

- The catch basin in front of Unit 75 will be rebuilt this week. The trip hazard at the main dumpster area will also be fixed. Theroux Brothers is doing the work.
- Someone deposited a live Christmas tree near the main dumpster area. Our recent newsletter clearly indicated trees were to be brought to the Chicopee Landfill on New Lombard Road. Whoever left the tree, please take it to the Chicopee Landfill.
- We are still waiting for the replacement steps for Units 9-10 to be installed.

Snow Removal:

- We are ready for snow. We have our supply of ice melt as well as a spreader and the sand/ice melt barrel at the mailbox is full. Be sure you have a can of sand/ice melt near your front door for those icy mornings.

Buildings:

- Pro-Tech cleaned up their mess in Units 35, 38, and 39.
- In the spring, we will replace front and rear outdoor lights at Building 1 with sensor lights. We currently have these lights on the front of Building 4 and they are working well.
- We are still dealing with the cable company over a few issues.
- The Meeting Room refurbishment project is almost complete.

- We are currently gathering deck cleaning quotes. We plan to have all decks cleaned as early as possible in the spring.

Unit Issues:

- Unit 6 is still vacant.
- Units 9-10 steps are on order and should be installed soon.
- Unit 22 has a new owner.
- New unit owners will be invited to a meeting with the Trustees in the near future.

Old Business:

- We are still looking for a replacement/back-up for our handy-person.

New Business:

- Our master insurance policy renews at the end of this month.
- We will invite owners to a meeting with our insurance agent to get their questions answered. Once we set a date for this meeting, we will notify everyone.
- Future meetings: January 22, February 12, and February 26.

There being no further business, the meeting adjourned at 8:25 p.m.

Our next meeting will be on Tuesday, January 22 at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Pick up after your pets. Report offenders and they will be fined.
2. Break down ALL boxes. Intact boxes take up space and cause dumpsters to fill up prematurely.
3. Keep your can of sand/ice melt at your door for those icy mornings. Refill your container at the mailbox area.
4. Snow will be coming. Are you prepared???
5. Speed limit is still 10 MPH. SLOW DOWN!!!