

# CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

## Meeting Minutes

October 20, 2020

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

Ms. Burkinshaw called the meeting to order at 6:30 p.m.

Comments from the Floor: None.

### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the October 6, meeting. Vote: Passed.

### Finances:

- As of today, we have \$33,550.37 in checking and \$166,840.97 in reserves for a grand total of \$200,391.34.
- As of today, we have \$4,870 in arrearages involving five owners. One account is substantially in arrears and is in collections.

### Snow Removal:

- Berm repair is now on hold until spring as we have not yet found someone to do this job.
- Trustees are in process of reviewing our snow removal contract.

### Landscaping:

- Slit seeding is done and lime will be applied to the grass soon.
- We are still looking to have tree work done this fall. We are meeting with another contractor on November 16.
- A motion was made and seconded to reimburse Tom Stebbins for the cost of grass seed which was applied to areas behind Buildings 1 and 3. Vote: Passed.
- A motion was made and seconded to have Setter trim the plants that need it, trim the roses, and cut down the grasses. Vote: Passed.
- We need to have a few irrigation issues repaired before shutting down the system.

### Grounds/Property:

- Repairs to catch basins have begun. Work will continue until all repairs have been made.
- We still need to replace the light post in front of Unit 43.
- A section of fence behind Units 17-18 was damaged during the August storm and still needs to be repaired.
- The fence behind Building 1 has been repaired. We have been told the city has no intention of removing the remainder of a tree that was partially destroyed during the August 4 storm.
- Work by Chicopee Electric Light Department continues slowly on the new post at the entrance.
- Residents are asked to remove all personal property from the plant beds and front steps by November 15 so fall cleanup can be carried out and shovelers won't be hampered when the snow comes. This includes plants, pumpkins, decorations, solar lights, etc. If you plan to discard anything (plants and/or pumpkins) be sure they go into the regular trash dumpster—not the recycling dumpster.

### Buildings:

- Refurbished signage has been installed on Buildings 1, 4, and 11.

- Repairs to the Unit 35-36 decks were done today.

#### Unit Issues:

- The owner of Unit 35 was reimbursed for our share of an insurance loss. Trustees felt the amount involved was too small to warrant making a claim against the master policy.
- Several units are using their basement-level patio pads to store junk, which is against our rules. Letters will be sent to these owners.
- A motion was made and seconded to send a letter to one of our investor-owners regarding issues with his tenants. Vote: Passed.

#### New Business:

- Residents need to remove all personal property from the plant beds by November 15 so fall cleanup can be carried out.
- Future meetings: November 3 and November 17.

There being no further business, the meeting adjourned at 8:30 p.m. Our next meeting will be on Tuesday, November 3, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,

  
Norman Muller  
Vice President

#### **Reminders:**

1. Speed limit is still 10 MPH.
2. Have you set aside a place next to your front door for your can of ice melt?
3. ALL PERSONAL PROPERTY MUST BE REMOVED FROM PLANT BEDS AND FRONT STEPS BY NOVEMBER 15 so fall cleanup can be done and in preparation for winter snow removal.
4. Many people walk their pets after dark. Turning on your front door light would be very helpful and greatly appreciated.