

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

October 22, 2019

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, Al White, and two unit owners.

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 8 meeting. Vote: Passed.

Finances:

- As of today, we have \$19,508.40 in checking and \$171,220.57 in reserves for a grand total of \$190,728.97.
- As of today, we have arrearages of \$1,458 involving four owners.

Landscaping:

- A suggestion was made that the new tree to be planted near the small dumpster area should be a Sourwood. We will look into this soon as we hope to complete this project in the near future.
- In the spring, we plan to remove several diseased trees at various spots on the property and replace them. We also plan to replace the smoke bushes behind Building 11 with more appropriate plantings.
- The irrigation system was shut down for the winter on October 21.

Grounds/Property:

- Catch basin inspection still remains on our to-do list.
- The latest information from Republic is that our trash dumpsters will be emptied every Thursday. Our recycling dumpsters will be emptied every other Tuesday.
- We are considering removing the gates from the large dumpster area so we can better utilize the space as well as make it easier to empty the dumpsters.
- Gutter and downspout cleaning will be done soon.
- Asphalt crack patching has been done. Parking spot repairs will be done in the spring.
- Siding around the cable boxes on Buildings 4 and 7 will be repaired soon.
- We hope to replace the outdoor faucets behind Building 11 and the back of Unit 71 this year.
- Painting of cellar windows has been put on hold until spring.

Buildings:

- The two Building 1 front doors were refinished but the work was not done according to our contract. We have been informed that we will not be charged for the job. We will revisit this project next year.
- Moving the Building 1 doorbell/intercom system is on hold until December.
- We are getting quotes for new common hallway back doors and windows. We hope to do some of this work this year.
- The Building 10 railing project is complete.

Snow Removal:

- Trustees and our contractor are reviewing the contract language and we hope to negotiate and execute a new contract shortly.

Unit Issues:

- Trustees discussed several minor unit issues.
- Two units on the property are currently for sale and another will probably be for sale shortly.
- Trustees discussed a communication received from a former owner.

Old Business:

- Work on updating the Rules and Regulations continues. We are hoping to complete this and implement the updated Rules and Regulations by January.

New Business:

- Future Meetings: November 5 and November 19.

There being no further business, the meeting adjourned at 8:35 p.m. Our next meeting will be on Tuesday, November 5, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. Trash dumpsters are emptied every Thursday. Recycling dumpsters are emptied every other Tuesday. Please follow all recycling rules and flatten ALL boxes before depositing in recycling dumpster.
2. THANK YOU to everyone who has placed seasonal decorations on their doors and steps. Please be sure these decorations do not create a trip hazard.
3. SPEED LIMIT is still 10 MPH. SLOW DOWN!!!
4. It's icy windshield time again. Have you located your ice scraper?
5. October is Fire Prevention Month. Check smoke alarms and replace backup batteries. Clear junk away from your furnace and change the filter.