

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

October 25, 2022

Present: Trustees Richard Lacasse, Norman Muller, Carolyn Sowa, Rosemary Thompson; Assistants Marion (Mimi) Allen and Brandan Ledoux; and 5 unit owners in attendance, representing 5 units.

Mr. Muller called the meeting to order at 6:31 p.m.

Comments from the Floor:

- ★ Thanks to Brandan from a unit owner for helping her with her car and for being so supportive this week! The help was truly appreciated.
- ★ Apparently we had a bear visit the dumpster last night, without the good manners to clean up after itself. Thank you very much Richard and Norman for cleaning the bear's mess!

Meeting Minutes:

- ★ A motion was made and seconded to accept the minutes of the October 15, 2022 meeting.
Vote: Passed.

Finances:

- ★ As of today, we have \$32,509.90 in checking and \$125,161.65 in reserves for a grand total of \$157,671.55
- ★ As of today, we have \$10.00 in arrearages involving 01 owner.

Snow Removal:

- ★ We spoke briefly with Mass Tree about the contract for snow plowing, it appears it will stay the same amount this year as what was quoted last year.

Landscaping:

- ★ The cost for the 4 trees, installed, stakes, & water bags etc will be approximately \$2400.00 from Mass Tree. The plan is to install them at some point next week. Norm will talk with Johnathan from Mass Tree tomorrow about contacting to dig safe. A motion was made and seconded. There was no discussion, and all in favor. Trees will be installed in front of Units 43, 50, and 51 and on the side of Unit 26.
- ★ Irrigation is turned off, we expect it to be cleaned out mid to late November.
- ★ The plant trimming and fall cleanup will happen the first week of November.

Grounds/Property:

- ★ The required deck work has been completed for this year.
- ★ Ed Severence to stop by this week to look at the slope behind building 2.

Buildings:

- ★ We accepted the bid to hire Pinho Enterprises LLC, to do the hallway cleaning. A motion was made and seconded. There was no discussion, and all in favor.
- ★ Unit 1 - 4 doorbell situation has been resolved.
- ★ Cellar window person would like to come back and go over what exactly needs to be done for each window that requires work.

Old Business:

- ★ We need a replacement/backup handy person.
- ★ We had a welcome meeting for the 3 new unit owners (3,6,11). Only unit 6 was able to attend at this time. Such a nice meeting to get to know our new neighbors :) Welcome to all the new neighbors! We look forward to meeting you at an upcoming meeting!

New Business:

- ★ Next meeting November 8, 2022.

There being no further business, the meeting adjourned at 8:40 p.m. Our next meeting will be on Tuesday, November 8, 2022 at 6:30 p.m. in the Meeting Room. All owners are always invited to attend.

Respectfully submitted,



Marion Allen
Assistant Clerk

REMINDERS:

Before snow season begins, please do the following:

1. Read Attachment H of our Rules and Regulations which is our Snow Removal Policy.
2. If you need help clearing and moving your vehicle, please arrange for that help now.
3. If you will be gone overnight during snow season, be sure to leave your car keys with someone who can clear and move your car, if needed.

The snow crew is not responsible for clearing and moving vehicles. Failure to clean and move your vehicle could result in fines and towing of the vehicle.