

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

October 8, 2019

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, and 2 unit owners.

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

Comments from the Floor:

Q.: New dumpsters are very tall and it is very difficult for some people to put their trash in the dumpster.

A.: People should throw their trash to the rear of the dumpster, if they can, so everything does not pile up directly under the door. We will continue to monitor the dumpsters to prevent any problems.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the September 24 meeting. Vote: Passed.

Finances:

- As of today, we have \$15,014.81 in checking and \$167,050.59 in reserves for a grand total of \$182,065.40.
- It is too early in the month to deal with arrearages.

Landscaping:

- Three diseased maple trees have been removed and a new tree will be planted in the vicinity of the small dumpster area. We plan to do more tree work in the spring.
- Spot reseeding of grass areas will be done this fall.

Grounds/Property:

- We still need to have all catch basins inspected to insure structural integrity.
- New dumpsters have been installed. We plan to have the large dumpster area replaced next year.
- Asphalt repairs are scheduled for October 16.
- Repairs to the siding around the new cable boxes at Buildings 4 and 7 will be done soon.

Buildings:

- Building 1 front door painting is not done yet.
- Building 1 door bell system needs to be relocated.
- Building 10 railings are being installed this week.
- STORM DOOR ALERT: Our current storm door standard is Anderson Series 6 and Series 8. Home Depot carries a door, EMCO Model 400 Traditional, which is identical to the Anderson Series 8 and, therefore, is acceptable for installation on the property.
- We are getting prices to replace rear common hallway doors and windows at Buildings 1 and 4.
- All common area smoke/ CO2 alarm backup batteries were replaced on October 3.

Snow Removal:

- We are reviewing and updating our snow removal contract for the upcoming season. We are also reviewing our snow removal policy and procedure.

Unit Issues:

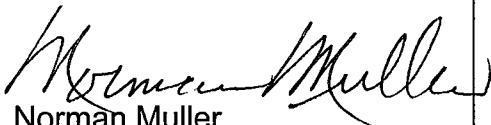
- Trustees discussed several minor unit issues.
- If you have fluid stains in your numbered parking spots, you may wish to clean them before our asphalt repair person inspects the asphalt on October 16. If the asphalt in your assigned parking spots needs to be repaired, you will be invoiced for those repairs. If your vehicle leaks fluid, get it fixed before October 16.

New Business:

- Future meetings: October 22 and November 5.

There being no further business, the meeting adjourned at 8:10 p.m. Our next meeting will be on Tuesday, October 22, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. October is Fire Prevention Month: Check smoke alarms to insure they work and change the backup batteries. Clean your clothes dryer venting. Change your furnace filter. Move junk away from furnace and water heater so they have room to breathe.
2. FLATTEN all boxes before depositing in recycling dumpster.
3. If possible, heave all trash bags to the rear of the trash dumpster.
4. It is not too early to locate your car's ice scraper and other winter supplies before **S**_{now} happens.
5. If you see burned out lights in common areas or outside posts, please report it to the Association.