

# **CLEARVIEW HEIGHTS CONDO ASSOCIATION**

## **Meeting Minutes**

**October 8, 2025**

Present: Shelbee Ledoux, Rosemary Thompson, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette, and 4 unit owners representing 4 units.

Mr. Ledoux called the meeting to order at 6:30 p.m.

### **Meeting Minutes:**

- A motion was made and seconded to accept the minutes of the September 23, 2025 meeting. Vote: Passed.

### **Finances:**

- Checking: \$57,859.16    Reserves: \$290,450.70    Total: \$348,309.86
- Arrearages: Too soon to report

### **Buildings:**

- The siding replacement on building #3 has begun. Hopefully, it will be completed within the next 2 weeks.
- The mossy hot spots on building #8 have been power washed and removed.

### **Landscaping:**

- The two new trees should be installed in the next few weeks.

### **Grounds and Property:**

- The gaps under the perimeter fence will be addressed before the winter.
- Mr. Sealgood will be sealing the cracks in the asphalt sometime this month.
- Crossroads will begin installation in the not too distant future pending the completion of some last minute preparation requests by Crossroads.
- In executive session, a motion was made and seconded to order new front light fixtures for building #1 and the side entrance to building #11. Vote: Passed

### **Old Business:**

- None

### **New Business:**

- The Fall/Winter Newsletter is in progress.

**Comments from the floor:**

- A unit owner thanked the board for fixing a loose board on their deck privacy wall.
- A unit owner suggested that the light sensors should be checked before winter.
- A unit owner owner voiced concern about the location of the new trees.
- There was some discussion about doing something to memorialize Norman for his 28 years of service to the association. One option being considered is a park bench (or 2) with a dedication plaque. This would be purchased with donations from Board members (not from association funds) and anyone else if they wish to contribute.

There being no further business, the meeting was adjourned at 7:30 pm.

Our next meeting will be Tuesday, October 28th at 6:30. All unit owners are encouraged to attend.

Respectfully Submitted by

*Carolyn Sowa*

Carolyn Sowa  
Treasurer/Clerk

**REMINDERS:**

The days are getting shorter and it's getting dark earlier these days. Please use caution when driving or walking on the property.

The wild life is out and about these days as they are preparing for the winter. Pay attention to your surroundings. Especially during the dawn and dusk hours.