

# CLEARVIEW HEIGHTS CONDO ASSOCIATION

## Meeting Minutes November 21, 2023

Present: Norman Muller, Brandan Ledoux, Rosie Thompson, Don Dominique, Carolyn Sowa and 3 unit owners representing 3 units.

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

### Comments from the floor:

- There was discussion on fall landscaping and gutter cleaning

### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the November 7, 2023. Vote: Passed.

### Finances:

- Checking: \$45,241.90 Reserves: \$212,425.78 Total: \$257,667.68
- Arrearages: \$503 involving 2 units
- Financial statements have been picked up and the accountant has been paid.

### 2024 Budget:

- A motion was made and seconded to pass a budget for 2024 that will increase the monthly condo fee to \$280 for two-bedroom units and \$220 for one-bedroom units. Vote: Passed. If you have automatic payment set up, please make sure to change the amount after December's payment is made.

### Landscaping:

- Fall clean-up has been done.
- At this point, it has been determined that new trees will need to be a Spring 24 project due to the delayed response from our tree vendor.

### Grounds and Property:

- Still waiting for an invitation to the Chicopee Safety Committee Meeting regarding fire hydrants.
- There is no new update on the new installation options from Crossroads. We continue to be diligent in our pursuit for answers.

### Snow:

- 2023-2024 contract is being finalized.

### New Business:

Possible projects for end of year - We are looking at updating front light fixtures and positioning unit numbers under the lights on a couple of buildings.

There being no further business, the meeting was adjourned at 8:15 pm.  
Our next meeting will be held in January. All owners are always encouraged to attend.  
(We'd love to see you...)

Respectfully Submitted by

*Carolyn Sowa*

Carolyn Sowa  
Trustee At Large

**REMINDERS:**

A friendly reminder, if you have decorated the front of your unit with pumpkins, it is your (not our landscapers) responsibility to dispose of them in a timely manner.

It's that time of year, if you have an outdoor faucet, please turn the water off inside your unit and open the faucet outside so any water remaining in the pipes will be drained so there will be less chance of a pipe freezing during the winter months.

Ice melt is now available at the mailbox area. Please keep a container of ice melt near your front door to spread on your steps and sidewalk on those icy mornings.