

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
November 22, 2022

Present: Trustees Richard Lacasse, Norman Muller, Carolyn Sowa, Rosemary Thompson; Assistants Marion (Mimi) Allen and Brandan Ledoux; and 4 unit owners in attendance, representing 4 units.

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

Comments from the Floor:

- ★ Unit owner asked about moving the tree that is too close to the sidewalk near unit 43.
- ★ Discussion about a window in the hallway in building 11 that needs to be fixed(closed).
- ★ The fall clean up has been worked on this week. It does appear that they forgot the area around building 3.

Meeting Minutes:

- ★ A motion was made and seconded to accept the minutes of the November 8, 2022 meeting.
Vote: Passed.

Finances:

- ★ As of today, we have \$24,865.53 in checking and \$125,380.07 in reserves for a grand total of \$150,245.60
- ★ As of today, we have \$14.00 in arrearages.
- ★ We received our paperwork back from the accountant along with the statement for what we owe them.
- ★ Went over the 2023 budget. Spoke to the amount of our condo fees going up. Motion made and seconded to approve the budget as discussed. Vote: passed. Condo fees will be \$270.00 for 2-bedroom units and \$212.00 for one bedroom units.

Snow Removal:

- ★ Both parties have agreed to the contract. Jonathan will be here tomorrow morning to sign and receive a check.

Landscaping:

- ★ Norman will reach out to the landscape company to see about finishing fall clean up.
- ★ Sypek electric will be here tomorrow to repair 2-3 electric boxes on the light poles that were damaged by the landscape company.
- ★ Tree adjacent to unit 68 needs to be taken down at some point. Jonathan will give us a quote for that tomorrow.

Grounds/Property:

- ★ Asphalt and crack repair was completed a few weeks ago. Still waiting on the billing statement.
- ★ Our Councillor, Gary Labrie, said the Chicopee Safety Committee fire hydrant meeting will likely be in December at this point.

Buildings:

- ★ Caulking and repainting of cellar windows will be addressed in the spring.

Old Business:

New Business:

- ★ Next meeting will be January 10, 2023

There being no further business, the meeting adjourned at 7:30 p.m. Our next meeting will be on Tuesday, January 10, 2023 at 6:30 p.m. in the Meeting Room. All owners are always invited to attend.

Respectfully submitted,



Marion Allen
Assistant Clerk

REMINDERS:

1. During snow season, watch your email, listen for the plows. Be ready to move your cars as required.
2. More important than other times, speed limit is 10 mph. Roads can be slippery!
3. Remember the increase to condo fees when making your January payments.
4. Enjoy this season of Thanksgiving! We the board are always thankful for all of you!