

# **CLEARVIEW HEIGHTS CONDO ASSOCIATION**

## **Meeting Minutes November 25, 2025**

Present: Shelbee Ledoux, Rosemary Thompson, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette, and 5 unit owners representing 5 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 November 11, 2025 meeting. Vote: Passed.

### **Finances:**

- Checking: \$53,215.22    Reserves: \$283,290.72    Total: \$336,505.94
- Arrearages: \$930 from 2 unit owners

### **Buildings:**

- There was a foundation leak in unit #43. A motion was made and seconded to hire Mike Theroux to fix the leak at a cost of \$500. Vote: Passed
- There are some gutter issues with unit #41. A motion was made and seconded to hire Mike Theroux to fix the problems at a cost of no more than \$500. Vote: Passed

### **Landscaping:**

- The two new trees may or may not be installed this year.

### **Grounds and Property:**

- The gaps under the perimeter fence will need to be addressed next year.
- Crossroads has begun the installation process.
- Gutter cleaning has been completed.
- Fall clean-up will need to be coordinated with Crossroads.
- A motion was made and seconded to hire Jonathan with Legacy Property to do our snow plowing for the 2025-2026 season. Vote: Passed

### **Old Business:**

- It was previously discussed that Jennifer Vincelette move from Assistant Clerk to a Trustee to complete the term left vacant by Don Dominique's resignation. A motion was made and seconded for Jennifer Vincelette to complete the term left vacant by Don Dominique's resignation. Vote: Passed

### **New Business:**

- A motion was made and seconded to increase the condo fee by \$20 for the 2026 year. Vote: Passed
- Effective January 1, 2026 the condo fees for a two bedroom unit will be \$320 and the condo fee for a one bedroom unit will be \$253.

- The Fall/Winter Newsletter will be distributed Wednesday, November 26, 2025.

**Comments from the floor:**

- A comment was made to send an email notifying unit owners when there will be someone working on the property.
- A unit owner suggested perhaps we take some money out of the reserve account and transfer it into a CD. We will look at the interest rate and see if it would be worthwhile.
- A unit owner asked about the project of unit numbers being put under the front lights. That project is currently on hold due to all the other issues that have occurred around the property. We hope to revisit the project in the not too distant future.

There being no further business, the meeting was adjourned at 7:28 pm.

Our next meeting is to be determined. All unit owners are encouraged to attend and participate.

Respectfully Submitted by

*Carolyn Sowa*

Carolyn Sowa

**REMINDERS:**

- A rather large bobcat was spotted on the property on Sunday morning. Please be vigilant when you are walking around the property, especially in the early morning and at dusk. Their activity peaks three hours before sunset until midnight and again between one hour before and four hours after sunrise. They remain active year round and do not hibernate.
- Please DO NOT FEED WILDLIFE. When you feed smaller animals (birds, squirrels, feral cats), it also attracts larger animals (bears, bobcats, coyotes) because they prey on the smaller animals for their food source. Human food is not good for wildlife either.
- If you put up a wreath, please try not to cover up your unit number on the door.