

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION  
Meeting Minutes  
November 30, 2021

Present: Karen Burkinshaw, Don Dominique, Richard Lacasse, Norman Muller, Rosemary Thompson, and four unit owners.

Ms. Burkinshaw called the meeting to order at 6:30 p.m.

Comments from the Floor:

- Trustees and one unit owner discussed details of her request to be able to charge her electric vehicle on the condo property. The cost of setting up such equipment would be the responsibility of the unit owner. The Association is primarily concerned with the safety of the set-up both to the unit owner as well as anyone walking in front of that unit. Massachusetts state law specifically says that an association cannot deny such an accommodation but can create rules to govern it. Both the Association and the unit owner will continue to do research on this issue.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the November 16 meeting. Vote: Passed.

Finances:

- As of today, we have \$19,488.56 in checking and \$135,594.87 in reserves for a grand total of \$155,083.43.
- As of today, we have \$24 in arrearages involving three owners. One unit is in arrears by \$12,091.99 and this will be settled when the unit is sold.

Legal:

- The Chicopee Conservation Commission signed a new Certificate of Compliance and this has been filed at the Hampden County Registry of Deeds.
- We need to complete and file a Confirmatory Certificate of Election with the Hampden County Registry of Deeds.

Snow Removal:

- Trustees reviewed the updated snow removal contract including the updated rates. A motion was made and seconded to accept the contract and rates as written. Vote: Passed. We will contact Mass Tree and execute the contract as soon as possible.

Landscaping:

- Fall cleanup is done but since more leaves have fallen since then, we will ask Setter to clean areas on the property where leaves have gathered.
- Sexton Roofing checked around all buildings for nails.

Grounds/Property:

- Ed Severance will check the slope area behind Building 2 and the dry well and the pipe coming out of it when we have rain but since we have not had any rain lately, this still needs to be done.

Buildings:

- The second railing for the Unit 5-8 common hallway will be installed later this week.

- Gutters have been cleaned. Some owners in Building 6 complained about mud on their front railings. This could not be avoided since that gutter is always full of muddy water and when the leaves were blown out, the mud came down as well. We plan to address that gutter issue in the spring.
- We still need to have rain handlers installed on the back of Buildings 1 and 2.

Unit Issues:

- Trustees discussed several unit issues.
- We are waiting for ProTech to schedule the Unit 3 foundation repair.

Old Business:

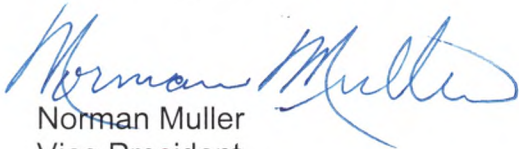
- Copies of our current newsletter as well as the 2022 Budget were delivered to all units last weekend. The newsletter and budget are also posted on our website.

New Business:

- Future meeting: December 14.

There being no further business, the meeting adjourned at 8:15 p.m. Our next meeting will be on Tuesday, December 14, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller  
Vice President

**Reminders:**

1. Cold weather is here! The ice melt container is at the mailbox area. Keep some ice melt near your front door for those icy mornings.
2. Please take a minute to read our snow removal procedure which is Attachment H of our Rules & Regulations so you will know what to do when we get snow.
3. Have you read our latest newsletter?
4. If you have your condo fee paid automatically, you need to notify your bank that the fee will increase on January 1, 2022 so they can send the correct amount.