

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
November 8, 2022

Present: Trustees Richard Lacasse, Norman Muller, Carolyn Sowa, Rosemary Thompson; Assistants Marion Allen and Brandan Ledoux; and three unit owners.

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

Comments from the Floor: None.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the October 25 meeting. Vote: Passed.

Finances:

- As of today, we have \$29,334.99 in checking and \$125,492.77 in reserves for a grand total of \$154,827.76.
- It is too early in the month to report on arrearages.

Snow Removal:

- We are in process of finalizing the snow contract.

Landscaping:

- Four new trees are scheduled to be planted this week.
- The irrigation system has been shut down for the winter.
- Fall plant trimming was done on November 3 and 4. Fall cleanup will be done before Thanksgiving.

Grounds/Property:

- Ed Severance inspected the slope behind Building 2 on October 28 and found no issues.
- On October 29, Mike Theroux sealed the new sidewalk at the mailbox area.
- Asphalt crack repairs will happen soon.
- City Councilor Gary Labrie reported that the City of Chicopee Safety Committee will meet in December to discuss fire hydrants and we will be notified as soon as the date is set.

Buildings:

- Our new common hallway cleaning service, Pinho Enterprises, started last week. They clean the common hallways once each month.
- We are planning to caulk and repaint cellar windows in the spring.
- Gutter/downspout cleaning is being done this week.
- Backup batteries in all common hallway smoke alarms in Buildings 1, 4, and 11 were replaced this week.

Unit Issues:

- Trustees discussed several unit issues.

New Business:

- Future meeting: November 22.
- Trustees further discussed our 2023 budget. We are looking at a budget for 2023 that will raise \$275,160 and will set condo fees at \$270 for two-bedroom units and \$212 for one-bedroom units. We will vote on it at our November 22 meeting.

There being no further business, the meeting adjourned at 8:15 p.m. Our next meeting will be on Tuesday, November 22, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,


Norman Muller
President

REMINDERS:

1. Speed limit is still 10 MPH. Slow down!
2. If you have real pumpkins on your steps, they are probably rotting and need to be discarded.
3. As soon as fall cleanup is done, we will place the ice melt cooler at the mailbox so you can fill up a can and keep it at your front door for those icy mornings.