

# CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes  
November 9, 2021

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

Ms. Burkinshaw 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 19 meeting. Vote: Passed.

Finances:

- As of today, we have \$15,361.78 in checking and \$142,367 in reserves for a grand total of \$157,728.91.
- It is too early in the month to report on arrearages.
- Trustees discussed the 2022 Budget. A motion was made and seconded to raise our condo fees by \$10 for the two-bedroom units and by \$8 for the 1-bedroom units for coming year due to increased costs of supplies and services as well as the need to rebuild our reserves. Vote: Passed.

Snow Removal:

- As soon as Mass Tree completes their review of the contract, we will execute it.

Legal:

- The Chicopee Conservation Commission has signed a new Certificate of Compliance. We need to pick it up and file it with the Hampden County Registry of Deeds.

Landscaping:

- The irrigation system has been shut down and winterized.
- The mailbox plants and the whiskey barrels have been stored for the winter.
- The second pruning of our plants has been completed.
- We anticipate having the final fall cleanup done prior to Thanksgiving.

Grounds/Property:

- Repairs to the slope behind Building 2 have been completed. One owner's vehicle was soiled in the process and the contractor has agreed to pay for the cleaning.
- The catch basin in front of Unit 75 has been raised.
- The concrete patch at the front of Unit 46 has been sealed.
- Other concrete repairs have been put off until spring.
- We hope to complete gutter/downspout cleaning before the final fall cleanup.

Buildings:

- A motion was made and seconded to accept the quote to install rain handlers on the back of Buildings 1 and 2. Vote: Passed.
- We are waiting to hear from Pro Tech with a date to repair the Unit 3 cellar wall crack.

Unit Issues:

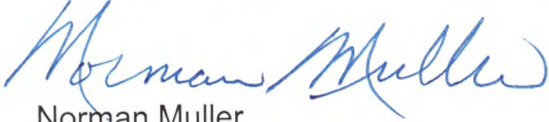
- Trustees discussed several unit issues.

New Business:

- Future meeting: November 16.
- We will hold a welcome meeting for new residents on Wednesday, November 10.
- Trustees finalized our fall newsletter which will be distributed later this month.

There being no further business, the meeting adjourned at 8:25 p.m. Our next meeting will be on Tuesday, November 16, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller  
Vice President