

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
December 1, 2020

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, and Al White. There were no other unit owners present.

Ms. Burkinshaw called the meeting to order at 6:40 p.m.

Comments from the Floor: None.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the November 17, meeting. Vote: Passed.

Finances:

- As of today, we have \$38,281.28 in checking and \$140,401.06 in reserves for a grand total of \$178,682.34.
- As of today, we have \$4,825 in arrearages involving 6 owners. One of these accounts is currently in collections.

Snow Removal:

- We recently executed our snow removal contract so we are ready to deal with snow.
- The ice melt container is now at the mailbox area. Fill a container and keep it near your front door.

Landscaping:

- A few plants still need to be trimmed.
- Our landscaper needs to apply lime to our grass areas.
- Al will check with Cotton Tree Service to see where they are with our quote.

Grounds/Property:

- Work on catch basin repairs continues.
- Flower pots at the mailbox and at the entrance have been removed for the winter.

Buildings:

- Unit 5-8 front and rear door locks will be replaced.

Unit Issues:

- Unit 37 is currently for sale.
- Trustees discussed several unit issues.

Old Business:


- We asked that all personal property, pumpkins, etc., be removed from steps and plant beds by the end of November. Some owners still have not complied.
- Our current newsletter as well as our 2021 budget was delivered to all residents on November 25. Please read both documents as they contain important information.

New Business:

- Future meetings: January 5 and January 19.

There being no further business, the meeting adjourned at 8:20 p.m. Our next meeting will be on Tuesday, January 5, 2021, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,


Norman Muller
Vice President

REMINDERS:

1. Keep a container if ice melt at your front door for those sure-to-happen icy mornings. Ice melt is available at the mailbox area.
2. **Condo fees increase as of January 1.** If you have automatic payment, please notify your bank so your January payment will be accurate.

From time to time, people ask condo-related questions. These came up recently:

Our condo fee increases every year. Why?

The short answer is our costs increase every year:

1. Owners have made it clear they want the property to look good. This means additional landscaping costs to seed and reseed grass areas, fertilize grass and plantings, and water them.
2. This year, building materials have increased by about 35%. A piece of wood that cost \$18 in the spring rose to \$24 by August.
3. We had two buildings re-roofed this year. The material cost for the second roof increased by over \$5,000 for the same size roof.
4. Utility rates are increasing—the cost of natural gas will increase by over 7% this year.
5. Our master insurance policy renews in January and, based on what we have heard from our agent, the premium will increase.
6. The property is now 31 years old and maintenance costs are increasing.

We see reports of arrearages in the minutes of each meeting. Does that mean a part of my condo fee is used to offset those arrearages?

The short answer is a resounding **NO!** Since 1991, when the laws did not protect condo associations as they do today, the owners of Clearview Heights have NOT “paid” for any condo fees in default or in arrears, nor for the cost of collecting those accounts. We carefully monitor all arrearages and send unpaid accounts to our attorney at the appropriate time. When this is done, the owner in arrears is billed by the attorney for all costs associated with collections, including legal fees. Our condo fees increase each year only because our costs increase each year (see above question). To maintain status quo and to make some improvements each year as our 31 year old property matures, we need to increase the condo fees to keep pace. Other condo associations may not increase their condo fees, but then do assessments to do replacement projects. Because of our policies, Clearview Heights had not had to do an assessment since 2015.