

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

December 11, 2018

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

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

Comments from the Floor:

Q.: What is being done about Christmas tree disposal after the holidays?

A.: People who use a live tree should plan to dispose of it by bringing it to the Chicopee landfill on New Lombard Road. They cannot be disposed of on the property.

Q.: I thought the Landfill was closed.

A.: It is due to close early next year. The city has said they will provide an alternative site once the landfill closes, however, there will be a charge to dispose of items at that time.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the November 29 meeting. Vote: Passed.

Finances:

- As of today, we have \$28,068.18 in checking and \$169,150.55 in savings for a grand total of \$197,218.73.
- As of today, we have \$2,576 in arrearages involving 8 owners.

Landscaping:

- Fall cleanup has been completed, including cutting down of appropriate plantings.
- The Japanese maple tree in front of Building 11 has been pruned.

Grounds/Property:

- Gardner Construction still has not repaired the trip hazard at the large dumpster area.
- Flagg-Palmer was to have installed the new Unit 9-10 steps on December 10. They cancelled due to an equipment breakdown and we are still waiting for a new delivery date.
- Gutters and downspouts have been cleaned.

Snow Removal:

- The cost to clean up after our first snow storm was \$2,450.
- The sand/ice melt barrel is in place at the mailbox area. A container of this mixture should be kept at your front door for those icy mornings.
- During snow cleanup, a sand/salt mixture will be used only on the asphalt roadways. Ice melt or a sand/ice melt mixture will be used on walks and steps.

Buildings:

- Pro Tech cancelled their December 12 appointment to clean up three units in Building 5. We are still waiting for them to provide another appointment.
- The Meeting Room exterior doors have been weather-stripped, the floor has been cleaned and sealed, and the fire extinguisher has been installed. We still have some trim painting to do.
- There have been a couple of issues with the cable company regarding new installations. It appears some of the cable equipment on the property is no longer working properly and needs repair/replacement. Rosemary will contact them to see what can be done.

- The ridge vent on Building 6 was replaced last week.

Unit Issues:

- In January, we will schedule a meeting for new owners to meet with Trustees.
- The sale of Unit 22 should be completed later this month.
- Trustees will examine minor water damage to Unit 46 later this week.
- Trustees are attempting to deal with a noise issue in Building 8.

Other/On-Going:

- Trustees will start the process of reviewing our Rules and Regulations in January. They were last updated in 2014.

New Business:

- January, 2019 meetings: January 8 and January 22.

There being no further business, the meeting adjourned at 8 p.m.

Our next meeting will be on Tuesday, January 8, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Visitor parking spots for visitors and a third car if a unit has three registered vehicles are available on a first-come basis. No one has exclusive use of a visitor spot. Please be considerate of your neighbors.
2. Have you checked your clothes dryer vent lately? A clogged vent means longer drying time as well as a dangerous fire hazard.
3. Condo fees increase on January 1, 2019 to \$240 for two-bedroom units and \$189 for one-bedroom units. If you have automatic payment, notify your bank ***now***.

THE TRUSTEES WISH EVERYONE A HAPPY,
HEALTHY AND SAFE HOLIDAY SEASON!!!