

# CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

## Meeting Minutes

February 12, 2019

Present: Karen Burkinshaw, 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:

Q.: People are speeding around the corner when entering and exiting Lambert Terrace. It is dangerous for people walking on or off the property.

A.: The speed limit on the property is 10 MPH. We have a speed limit sign at the entrance, and reminders are posted in meeting minutes, newsletters, and other communications. Some drivers are probably not conscious of their speed and others are determined to drive however fast they want. We will start sending out reminders to people who drive faster than the speed limit.

Q.: When gutters were cleaned in November and even since then, some of the remnants of the roofing materials have fallen on the Building 3 decks.

A.: When the gutters are cleaned again in the spring, we will have the entire roof blown off. Hopefully, this will solve the problem. Going forward, we will make sure that, when gutters are cleaned or roofing work is done, falling debris will be blown off decks. We will also consider telling residents they must clear their decks before such work is done to facilitate clean-up.

### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the January 22 meeting. Vote: Passed.

### Finances:

- As of today, we have \$16,477.16 in checking and \$191,677.51 in savings for a grand total of \$208,154.67.
- As of today, we have arrearages of \$1,602 involving 7 owners.

### Insurance Meeting:

- On Tuesday, February 19, at 6 p.m., we will have an open meeting in the Meeting Room with our insurance agent. All owners are invited to attend and ask questions about their condo insurance coverage as well as our master insurance coverage. This is your opportunity to become better informed about your condo insurance and the Master Insurance coverage and how they work together when you have a claim.

### Landscaping:

- Trustees and a group of concerned residents are interviewing prospective landscapers for the coming season. If you wish to recommend a landscaper, please send us the company name and contact information so we can contact them.

### Grounds/Property:

- The Unit 9-10 replacement steps have been installed.
- This summer, we plan to address the failing pad under the large dumpster area.

### Snow Removal:

- Winter continues. Our snow log is updated daily. Spring is coming.

Buildings:

- We are having ongoing problems with Charter Communications regarding repairs in individual units. Charter is not responsive to anything we have done, so far.
- We are getting quotes for the following projects: replacement kick plates for front doors, deck cleaning, railings for the front of Building 10, and installation of lattice work under the Unit 82-84 decks. We also plan to replace more outdoor faucets this summer.
- We are considering a couple of small painting jobs: painting of cellar windows, and painting of outdoor light posts.

Unit Issues:

- Trustees discussed several minor unit issues.

New Business:

- Future Meetings: February 26, March 12, and March 26.

There being no further business, the meeting adjourned at 7:30 p.m. Our next meeting will be on Tuesday, February 26, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,

  
Norman Muller  
Vice President

Reminders:

1. Our bookkeeping function is **NOT** a 24-hour operation. Any condo checks received after 6 p.m. on the 10<sup>th</sup> of the month will be posted the following day and will be considered **LATE**. Please deposit your condo checks before 6 p.m. on the 10<sup>th</sup> of each month.
2. **Speed limit on the property is still 10 MPH. SLOW DOWN!**
3. Spring is coming but it's not here yet. Keep your can of sand/ice melt handy for those icy mornings.