

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
February 2, 2021

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 6:30 p.m.

Comments from the Floor: None.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the January 19 meeting. Vote: Passed.

Finances:

- As of today, we have \$709.57 in checking and \$183,962.96 in reserves for a grand total of \$184,672.53.
- It is too early in the month to report on arrearages.
- We are starting the process of filing our state and federal taxes.

Snow Removal:

- Cleanup of yesterday's storm went well.

Landscaping:

- We are still waiting for Cotton Tree Service to schedule removal of the large tree behind Building 3.

Grounds/Property:

- Chicopee Electric continues to prepare for the upcoming transformer replacements. We have not been given a date for the next power shut-off.

Buildings:

- A roof leak was reported at Building 11. Sexton Roofing will make temporary repairs but the roof needs to be replaced in the spring. The Building 10 roof appears to be in poor condition as well.
- A motion was made and seconded to hire Sexton Roofing to replace the roofs on Buildings 10 and 11 at the costs shown on their quotes. Vote: Passed. The work will be done in the spring but by signing the contract now, we will avoid a significant materials price increase scheduled for later this month.

Unit Issues:

- Trustees discussed several minor unit issues.

New Business:

- Future meetings: February 16, March 9, and March 23.

There being no further business, the meeting adjourned at 8:35 p.m. Our next meeting will be on Tuesday, February 16, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Keep your can of ice melt handy for those icy mornings. Refill it from the cooler at the mailbox area.
2. Please read and follow the snow removal procedure. Clear your vehicles and be ready to move when your turn comes.
3. If you shovel the snow around your vehicle, do not throw the snow in the roadways. Throw the snow on the grass.
4. Be very careful when driving or walking on the property during cold weather. You could encounter icy spots.