

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
February 24, 2015

Present: Karen Burkinshaw, Brian Gauthier, Richard Lacasse, Linda McClay, and Norman Muller.
There were no other unit owners present.

Ms. Burkinshaw called the open meeting to order at 6:35 p.m.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the November 25 open meeting.
Vote: Passed.
- A motion was made and seconded to accept the minutes of the January 26 closed meeting.
Vote: Passed.
- A motion was made and seconded to accept the minutes of the February 10 closed meeting.
Vote: Passed.

Notes from January 26 Closed Meeting:

- Our master insurance policy renews on January 30, 2015 and we received several quotes. A motion was made and seconded to accept the GNY quote that begins on January 30, 2015.
Vote: Passed. We also modified our employee dishonesty insurance so it renews at the same time as our master policy.
- Charter Communications sent us an exclusive access offer. They would pay us for exclusive access rights to our property until 2025. Under this contract, residents could still use competing services if they wanted to. A motion was made and seconded to accept this offer.
Vote: Passed.
- Trustees discussed the process that would be involved in order to have individual water meters for each unit. We would need to change our bylaws, get owner approval to install meters, have meters installed and work out the billing process for the metered water. We will continue to explore this issue.

Notes from February 10 Closed Meeting:

- We will avoid using the Meeting Room as much as possible this winter to keep our natural gas usage down. As a result of a significant rate increase, our January bill was much higher than last year's despite a decrease in gas consumption.
- Two Trustee positions will be up for reelection this year and the two incumbents are not interested in running for reelection. We need to start looking for replacements.

Unit 85 Update:

- Discussions continue between the Trustees, our attorney, and the insurance agent for the owner of Unit 85 regarding costs incurred by the Association to clean the unit after the unattended death of the owner.

Finances:

- As of today, we have \$7,897.50 in checking and \$145,535.55 in savings for a grand total of \$153,433.05.
- We currently have a total of \$2,237.40 in arrearages involving 10 owners.

Snow Issues:

- Our 2015 Budget contains a line item of \$15,000 for snow removal. Since January 1, our actual snow removal expenses have totaled almost \$20,000. Thus far, it has been a very hard winter and we may need to consider an assessment to make up the shortfall.

Lawn Care:

- We sent out eight bid packages for the 2015 season and only three were returned. After much discussion, a motion was made and seconded to invite Evolution Earthscapes to do the lawn care and Gleason Johndrow to do the plant/plant bed maintenance at the rates quoted in their respective bids. Vote: Passed.

New Business:

- We are looking for people who would be interested in joining the Board of Trustees.

There being no further business, the meeting adjourned at 8:10 p.m.

Our next open meeting will be on Tuesday, March 31 at 6:30 p.m. in the Meeting Room. All owners are welcome to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. We have a number of older residents who find it difficult to get out during the cold weather. Check with your older neighbors to insure they are OK.
2. Give some serious thought about joining the Board of Trustees.
3. Some residents are not moving their vehicles when snow plowing is done. Some residents are parking in restricted areas or using other owner's spaces inappropriately. Follow the snow removal procedure or expect to be fined.
4. Keep your can of sand next to your front door and use it on icy spots.
5. Slow down as you approach our property. On or about January 3, someone's vehicle slid into our entrance sign and severely damaged it. Once the snow is gone, we will be able to assess the damage and determine whether or not repairs can be made. Someone also knocked down our Lambert Terrace street sign.