

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Open Meeting Minutes
February 25, 2014

Present: Karen Burkinshaw, Brian Gauthier, Richard Lacasse, Linda McClay, Norman Muller, and one unit owner.

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

Comments from the Floor:

Q: I live in a first floor garden unit and during winter, melting snow drips on my deck from the one upstairs.

A: You can ask your neighbor to clear snow from the deck or you can have a ceiling installed on your deck to keep your deck dry.

Q: I need an additional key for the common entry door to my building.

A: You can have a key made at a locksmith shop such as Holyoke Lock or Serv-U.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the January 28 open meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the February 11 closed meeting. Vote: Passed.

Finances:

- As of today, we have \$12,452.09 in checking and \$181,126.81 in savings for a grand total of \$193,578.90.
- We currently have \$1,180 in arrears involving nine owners.
- As of today, 21 owners have paid their assessment in full, 43 owners have begun to pay a portion each month, and we have not heard from the remaining 21 owners.
- Every time a unit is sold or an owner refinances his/her mortgage, the banks involved send us lengthy questionnaires to be filled out. Several banks have told us that some associations charge a fee for this service. We will be looking into this issue.

Grounds/Property:

- Snow mountains were cleared from the property for the second time this winter on February 21. Nawrocki Construction has not billed us yet.
- Last week, Worthington Street was not plowed and was full of indentations and ruts. Anyone can call the Chicopee DPW to see what can be done if this happens again.
- In the next week, we will be sending out landscaping bid packages for our summer landscaping needs.
- We received four proposals for construction of a new mailbox structure. The lowest price was slightly over \$12,000. We need to explore other less expensive options.

Buildings:

- We received three bids for residing Building 1. Bids ranged from under \$20,000 to over \$50,000. We will continue to investigate this issue.
- The kitchen floor tile project in the Meeting Room is completed. We will now have the cabinets installed along with counter, sink, etc.
- We are still waiting for Chicopee Electronics to supply us with a bid for new doorbell/intercom systems for Building 4.
- We will have Tom install a new smoke/Co2 detector at the entrance to the Meeting Room. When this one is installed, all smoke/co2 detectors in the common areas will have been changed. All owners should check the expiration dates on the detectors in their units and replace them if needed. Most detectors have a useful life of 7 - 10 years.

There being no further business, the meeting adjourned at 8:15 p.m. Our next open meeting will be on Tuesday, March 25, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Winter is still with us. Keep a can of sand near your front door.
2. Have you checked your furnace filter lately?
3. Be sure furnace exhaust pipes are clear of snow. Blocked pipes put you in danger of carbon monoxide poisoning.
4. Think spring!!!