

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Open Meeting Minutes

February 27, 2018

Present: Karen Burkinshaw, Luann Canedy, Laurine Ferrarini, Richard Lacasse, Norman Muller, and 10 unit owners.

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

Comments from the Floor:

Q.: The lights are on again in the path between the park and our property. The path lights are on 24/7.

A.: We will contact Chicopee City Hall again to see if we can get them turned off. Update: lights were off the morning of February 28. We will continue to monitor this issue.

Q.: After a recent rain storm, I found a wet spot on my bathroom ceiling in Unit 24.

A.: Continue to monitor the problem. Our contractor will look at the problem on March 1.

Q.: At this point, several owners described things they had recently witnessed on the property: residents throwing trash off their decks, residents not monitoring where their guests parked leading to oil-stained parking spots, loud vehicles idling in the morning for long periods of time, and driving on the property late at night with windows open and very loud music playing.

A.: Please send us specific details to include date and time and people involved and, in many cases, we can fine the offenders. For issues involving late-night noise or confrontations, call the police.

Meeting Minutes:

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

Finances:

- As of today, we have \$20,300.44 in checking and \$166,391.82 in savings for a grand total of \$185,692.26.
- As of today, we have arrearages of \$587 involving six owners.
- This year, we are using a local firm to prepare our taxes and do a financial review of our books.

Insurance:

- Our total insurance costs for the year is estimated to be \$26,696 which is over budget by about \$3,000.

Grill Committee:

- The committee met on February 19 and will meet again on March 19. They would like the Board to consider repealing the no grill policy rule that was approved last fall. We are still waiting for our insurance company to weigh in on this issue.

Welcome/Social Committee:

- The January happy hour event went well. The people who attended enjoyed it.
- The committee was given a supply of Meeting Room reservation forms to be used when planning future events.

Snow Removal:

- Our budget for the calendar year is \$16,000 and, to date, we have spent \$10,095.
- Several people have noticed and reported the deteriorating condition of the new sidewalks in front of Buildings 3 and 8. We have contacted our sidewalk contractor to come over and look at the problem.

Trash & Recycling:

- Recyclables are picked up every two weeks and we seem to run out of space faster than that. We are looking into various options such as weekly pick-ups, larger recycling dumpsters, and different dumpsters that would hold more materials. The search continues.

Landscaping:

- Trustees would like to use GTC for another year. We will ask them to bid on the job for 2018.
- We are planning a special meeting to discuss flowers and plants, etc., on the property. Please see below.

Grounds/Property:

- We received another report of a coyote on the property, this time around Building 4.
- Whoever is throwing bird seed near the entrance needs to stop as this attracts wild animals, (skunks, raccoons, etc.) that we don't want and it also kills the grass.
- Litterbugs continue to decorate our entrance with empty coffee cups and other trash. If you see this happening, please report it.
- We have considered having cameras installed on the property but cost and technical issues have always been a deterrent. An owner told us about a new camera that could be connected to a cell phone. She has agreed to get more information about this.

Buildings:

- We have received two reports of problems in Building 5. Our structural engineer will investigate. He will talk with the two affected owners and then we will arrange a meeting where all Building 5 owners can talk to our engineer about this issue. Once all the information is gathered, he can come up with a plan.
- Mass Save has still not contacted us with information about their plans.
- The exterior door on one of our buildings does not close properly. We are looking into this issue.
- We are considering having photocell lights installed on the front of Buildings 1 and 4. These lights would automatically turn on at dusk and turn off at dawn like the post lights on the property.
- Work on the Meeting Room continues. There is still painting to be done, handles to be installed on kitchen cabinets, floor tiles to replace, and floor cleaning.

Unit Issues:

- Three units are currently empty. Two are being refurbished and one will be refurbished later this spring. They will then be sold or rented.
- A confrontation between two residents occurred last Saturday late evening over loud music being played.
- Please remember, we live in a community and should be respectful to our neighbors and try to solve problems without nasty confrontations.

Future Meetings:

- Open Meeting, Tuesday, March 13 at 6:30 p.m. in the Meeting Room.
- Open Meeting, Tuesday, March 27 at 6:30 p.m. in the Meeting Room.
- **SPECIAL OPEN MEETING**, Tuesday, March 20 at 6:30 p.m. in the Meeting Room to talk about landscaping, plants, etc. This is your opportunity to have input into this year's landscaping plans.

There being no further business, the meeting adjourned at 7:30 p.m.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. Winter is not over. Keep your sand/ice melt handy for those icy mornings.
2. Speed limit on the property is still 10 MPH. SLOW DOWN.
3. This is a COMMUNITY. Let's all try to work together and respect each other.