

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes February 28, 2017

Present: Karen Burkinshaw, Luann Canedy, Richard Lacasse, and Norman Muller. There were no other unit owners present.

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

Comments from the Floor: None

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the January 24 open meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the February 7 closed meeting. Vote: Passed.

Notes from February 7 Closed Meeting:

- We received bids from two contractors for 2017 landscaping services. We will invite both contractors to meet separately with us to clarify a few issues before we decide which bid to accept.
- The Unit 5-8 common hallway was damaged by people moving out of and into Unit 6. We will provide the unit owners with pictures of the damage and bill them for repairs.
- A motion was made and seconded to accept Ron Pelc's quote to replace the door closers on the two Building 4 entrance doors. Vote: Passed.
- Kitchen cabinets, counter, and sink have been installed in the Meeting Room. We will now get prices to complete the wood trim in the kitchen area as well as replacing the missing baseboard molding in many areas of the Meeting Room.
- A motion was made and seconded to accept the revised Insurance Policy and Deductible Rules. Vote: Passed. This information will be mailed to all unit owners.
- Laurine and Norman will attend a meeting with the Chicopee Department of Public Works on February 8 to discuss trash and recycling.

Finances:

- As of today, we have \$15,440.40 in checking and \$167,740.51 in savings for a grand total of \$183,180.91.
- As of today, we have arrearages of \$1,645 involving 4 owners.
- Our state and federal tax return information has been sent to our tax preparer.

Landscaping:

- Laurine was unable to attend tonight's meeting due to illness so we will postpone our discussion of the two landscaping bids to our next meeting.
- Karen will write a letter to Gleason and Johndrow to inform them their services will not be needed for this year.

Snow Removal:

- We had two major storms in February and spent a total of \$6,802.50 on snow removal. Snow removal for the February 9 storm cost us \$3,000. The February 12 storm cost us \$2,927.50. On February 14 we hired Nawrocki Construction to remove the snow mountains from the property at a cost of \$875.

Grounds:

- Northern Tree did some minor tree work on the property on February 20.
- The light over the large dumpster area has been repaired.
- Electrical repairs were made to the exterior lighting of Buildings 9, 10, and 11 on February 28.
- We have asked Ed Severance to inspect the hill behind Buildings 2 and 3 as soon as the weather allows this to be done.

Buildings:

- The common hallway of Units 5-8 is in bad condition. A motion was made and seconded to get a price for repairs and repainting of the ceiling, walls, trim, and doors and to schedule this as soon as possible. Vote: Passed.
- Ron Pelc gave us prices to replace the common front door to Units 83-84. We need to gather more information before making a decision.
- We received a price to finish the trim work in the Meeting Room kitchen area. We need to gather more information before moving forward.

Unit Issues:

- New owners have moved into Unit 9.
- It appears Unit 33 has been sold.
- One of our investor owners finally provided us with required information for our records.
- The Unit 83-84 and 85-86 door buzzer/intercom system still needs to be replaced.

On-Going/Other:


- Our new Insurance Rule is with our attorney for his input.
- Luann is working on a possible resident handbook. We will hear more about this next month.
- Laurine and Norman attended the trash and recycling meeting with the Chicopee Department of Public Works on February 8. The city is moving forward with its plans to update the system due to the imminent closing of the Chicopee Landfill and Transfer Station. Everyone is urged to recycle as much as possible to keep costs down.

New Business:

- We expect to learn more about the new Massachusetts marijuana law and how it impacts on condo associations this spring.

There being no further business, the meeting adjourned at 8:35 p.m. Our next open meeting will be on Tuesday, March 28, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. Despite our recent warm weather, winter is NOT over. Keep your sand/ice melt near your front door.
2. After heavy snow storms, you need to check your furnace and water heater exhaust pipes and clear them of snow to avoid possible carbon monoxide issues.
3. Reduce-Reuse-Recycle-Rethink.
4. Break down boxes before depositing them in the recycling dumpster.