

# CLEARVIEW HEIGHTS CONDO ASSOCIATION

## Meeting Minutes

March 18, 2025

Present: Norman Muller, Brandan Ledoux, Rosemary Thompson, Don Dominique, Carolyn Sowa and 5 unit owners representing 4 units.

Mr. Muller called the meeting to order at 6:27 p.m.

### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the March 4, 2025 meeting. Vote: Passed.

### Comments from the floor:

- A unit owner said the light post by unit 57 is not working.
- A unit owner offered to post an ad for a handyman on a neighborhood forum.
- A unit owner commented about an area of the fence line where there has been a lot of erosion causing a large gap between the fence and the ground. The board is aware of several areas on the property where this is an issue. We will be addressing these areas this year.

### Finances:

- Checking: \$31,668.53    Reserves: \$271,619.48    Total: \$303,288.01
- Arrearages: \$897 involving 4 unit owners
- Assessment collection as of March 12:
  - ~ 54 owners have paid in full
  - ~ 20 owners are in process
  - ~12 owners have not paid anything as yet

### Snow Removal Update:

- Our snow budget balance for the remainder of 2025 is \$3,325. Keep in mind our total budget for 2025 (which is from January through December) is \$18,000.

### Buildings:

- Need a quote to repair the siding damage on the north side of Building #4.
- Siding issues on Buildings 1, 3, and 5 need to be addressed this spring.
- Awaiting the revised quote for replacement steps.

### Landscaping:

- Setter has informed us the pricing will remain the same as last year with the exception of an additional \$250 delivery charge for mulch.
- We are waiting for pricing from one other company before we make our decision.

**Grounds and Property:**

- Still waiting for pricing from our current pest control company before we make our final decision.

**Old Business:**

- None

**New Business:**

- Potential project wish list for 2025.

There being no further business, the meeting was adjourned at 7:44 pm. Our next meetings will be April 8th and 29 at 6:30 in the meeting room. All unit owners are encouraged to attend.

Respectfully Submitted by

*Carolyn Sowa*

Carolyn Sowa  
Trustee At Large

**REMINDERS:**

Just a friendly reminder...The deadline for the assessment is quickly approaching. Any unit owner that has not paid in full by April 10th at 6:00pm will be sent to collections. Thank you to everyone for your support and cooperation.

PLEASE...If you use trash bags to take your recyclables to the dumpster, you must empty the recyclables out of the trash bag and place the trash bag in the trash dumpster! **NO TRASH BAGS ARE ALLOWED IN THE RECYCLE DUMPSTER.**  
*Every time there is a trash bag in the recycle dumpster, the association is fined \$163.*