

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

March 19, 2019

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, and four unit owners.

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

Comments from the Floor:

Q.: I understand someone has a natural gas grill on the property. This is dangerous so why is this allowed?

A.: Natural gas grills are legal under state law and our grill policy does not prohibit them. No one has ever asked for Board permission to have any type of gas grill and this was no exception. We have invited the Chicopee Fire Department Officer, Lt. Kalbaugh to speak at a special meeting that will be held in our Meeting Room on Monday, April 15, at 6 p.m. She will address this issue as well as a host of other fire safety issues at this meeting. All residents are welcome. Notices will be posted about this meeting in the near future.

Meeting Minutes:

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

Finances:

- As of today, we have \$18,986.36 in checking and \$195,975.22 in reserves for a grand total of \$214,961.58.
- As of today, we have \$1,673 in arrearages involving six owners.
- Our tax returns and financial review are being done.

Landscaping:

- So far, we have interviewed four landscapers and we have a fifth interview on March 20. We have three completed bids and expect a fourth one later this week. One landscaper declined to submit a bid.
- A motion was made and seconded that, effective immediately, residents NOT be allowed to plant anything in any of our plant beds until further notice. Vote: Passed. We want our new landscaper to assess all the beds, do spring cleanup, and apply mulch before anything else is done to the plant beds.

Grounds/Property:

- The catch basin in front of Unit 75 needs to be permanently repaired in the spring. We will schedule this soon.
- We plan to replace the large dumpster area pad this summer.
- We will contact Tom Stebbins for ideas on how to rejuvenate our speckled sidewalks.

Snow Removal:

- Our snow removal budget for 2019 is \$16,000. To date, we have spent \$17,213.75 on snow removal. Since we usually have one or two snow events in November and December, we expect this account to go seriously over budget and this will need to be covered by possibly moving money out of some other line item in the budget.
- We will continue to maintain our snow log until the possibility of snow has passed.

Buildings:

- We need to order replacement front door sensor-lights for Building 1.
- Trustees will be meeting with a cable company representative on March 20 to resolve some outstanding issues.
- Front door kick plates are scheduled to be replaced this spring.
- We received several bids to pressure wash the decks this spring. After discussion and input from the owners present at the meeting, a motion was made and seconded to clean all decks, steps, privacy walls, and concrete pads for \$7,300. Vote: Passed. This work will be scheduled shortly.
- We received one quote to add railings to the front of Building 10. We will secure more quotes.
- We will get prices to begin lattice work replacement under some of our decks.
- We need to have all the charm-stone facades on the property checked and repointed, if necessary.

Unit Issues:

- The back entrance bell for Units 5-8 has not been installed yet.
- Unit 6 is still empty. We have not heard anything from the owner about this.
- Since we have not heard otherwise, we assume the water system repairs at Building 3 have been completed.
- Unit 72 cable issue is still in process.

On-Going/Other:

- We need to continue our outside faucet replacement project this year.
- Other possible projects this year would include painting of all cellar windows and painting of all outdoor light posts.

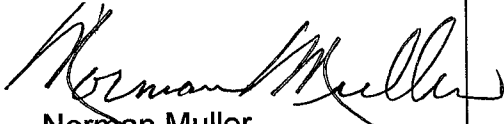
New Business:

- The Western Massachusetts Home Show will be held later this month. This is a good source of ideas and leads for new contractors/vendors.
- We will have a meeting with Chicopee Fire Department Officer, Lt. Kalbaugh on MONDAY, APRIL 15, at 6:00 p.m. in our Meeting Room. More details will follow.
- Future Meetings: April 9 and April 23.

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

Our next meeting will be on Tuesday, April 9, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Speed limit is still 10 MPH. SLOW DOWN!!!
2. Have you checked your smoke detectors lately? Have they passed their useful life? Do you test them regularly?
3. We could still have icy mornings. Keep your sand/ice melt handy.
4. Some pet owners are not picking up after their pets. Piles of droppings do not add to the charm of our community. Violators will be fined.

Decks will be cleaned this spring. Please do NOT place furniture, etc., on your deck until deck cleaning has been done.