

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

March 23, 2021

Present: Karen Burkinshaw, Don Dominique, Richard Lacasse, Norman Muller, and Rosemary Thompson. There were no other unit owners present.

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

Comments from the Floor: None.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the March 8 meeting. Vote: Passed.

Finances:

- As of today, we have \$16,346.45 in checking and \$192,155.90 in reserves for a grand total of \$208,502.35.
- As of today, we have \$5,865.88 in arrearages involving 7 owners.

Snow Removal:

- Mike Theroux will be out in a few weeks to inspect our berms and give us a quote to repair them.

Landscaping:

- Cotton Tree Service plans to remove the tree behind Building 3 on April 14, weather permitting.
- We requested a quote for landscaping services from Setter Landscaping. We are waiting for a response.
- Trustees discussed several possible landscaping projects involving the backs of several buildings.

Grounds/Property:

- We are planning to have the catch basin at the corner of Building 9 raised this year.
- We are checking into remediation of the grass areas Chicopee Electric damaged during their project on the property.

Buildings:

- The broken waste pipe in front of Unit 46 will be very costly to repair due to its location under the front porch. A motion was made and seconded to move forward with waste pipe repairs at Unit 46 and that we submit a claim to our master insurance carrier for this work. Vote: Passed.
- The Building 10 and 11 roofs were replaced this week at a cost of \$52,100.

Unit Issues:

- Trustees discussed several unit issues.

Old Business:

- As several units have been sold in recent months, we are planning to invite new owners to a welcome meeting to be held on Tuesday, April 13.

New Business:

- Future meetings: April 6 and April 20.

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

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. Weather is improving daily but we could still have icy mornings. Keep your can of ice melt handy.
2. Speed limit on the property is still 10 MPH. Slow down!!!
3. Have you changed your furnace filter lately? A clean filter helps your system run more efficiently.