

# CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

## Meeting Minutes

March 28, 2017

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

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

### Comments from the Floor:

- Trustees were thanked for the good snow removal service during the winter. The snow crew did a good job and was very helpful to everyone.

### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the February 28 open meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the March 21 closed meeting. Vote: Passed.

### Notes from March 21 Closed Meeting:

- We received two bids for lawn care for the 2017 season. Trustees examined and discussed both bids at length. A motion was made and seconded to offer the contract to GTC Landscaping at a cost not to exceed \$36,000. Vote: Passed.
- Thus far this month, we have had one snow storm which dropped 21.7 inches of snow in Chicopee. Cleanup cost for this storm was \$5,345. Our year-to-date expenditures for snow removal total \$15,492.50 from a budget amount of \$15,000. Note: Our budget runs for the calendar year—January 1, 2017 to December 31, 2017.
- Our bucket loader contractor will not be billing us for the work he did on March 21 to compensate for damage he did to some of our berms. We need to look at having sturdier berms installed.
- Ed Severance recently inspected our large dumpster pad to determine why it is tilted. It appears the soil was not properly compacted before the pad was installed but it is not in any danger of sliding down the hill.
- We need to order two new exterior light posts. One was knocked over and another is badly tilted.

### Finances:

- As of today, we have \$20,211.77 in checking and \$171,528.24 in savings for a grand total of \$191,740.01.
- As of today, we have \$1,832 in arrearages involving three owners.

### Landscaping:

- We have executed a contract with GTC Landscaping for landscaping services for 2017. The other bidder was notified that he did not get the contract.
- We need to start thinking about new plantings in the triangle area to replace the trees that were removed last year.

### Buildings:

- On March 26, a vehicle jumped the curbing in front of Building 1 and caused damage to some of the bushes. Driver and vehicle were not injured. The vehicle owner will be billed for damage to the plants and grass.

- The Unit 5-8 common front hallway will be repainted as soon as the weather warms up. We will also have the painter repaint the Unit 5-8 common entry door and the front door to the Meeting Room.
- The inside front door trim on Building 4 will be repaired now that new door closers have been installed.
- Trustees and the two owners involved looked at several options to replace the Unit 83-84 front door. A motion was made and seconded to hire Ron Pelc to install a new front door with sidelights for Units 83-84 at a cost not to exceed \$2,800. Vote: Passed. Karen will contact Mr. Pelc.
- Meeting Room renovations continue. We are still looking at various options to finish the trim in the Meeting Room kitchen area.

Unit Issues:

- A downspout problem on building 2 was reported to us. We will investigate.
- Unit 33 has been sold. Closing was scheduled for March 27.
- Once the new door is installed at Units 83-84, we will address the Building 11 front doorbell/intercom problem. We already have three quotes for a replacement system.

On-Going/Other:

- Discussions continue on new insurance rules.
- We expect to discuss a possible resident handbook in the near future.

New Business:

- We are still gathering information on how the new Massachusetts marijuana law will affect condos.
- We have an ongoing problem with spiders causing smoke alarms to sound. We are looking for solutions.

There being no further business, the meeting adjourned at 7:50 p.m.

Our next open meeting will be on Tuesday, April 25, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller  
Vice President

Reminders:

1. It is still too early to put away your sand/ice-melt. We could still have snow/ice in the morning.
2. Break down boxes and RECYCLE.
3. As weather improves now is a good time to clear all the winter clutter off our decks.