

# **CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION**

## **Meeting Minutes**

**April 10, 2018**

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, and six unit owners.

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 27 meeting. Vote: Passed.

### Finances:

- As of today, we have \$13,455.51 in checking and \$170,304.58 in savings for a grand total of \$183,760.09.
- It is too soon in the month to report on arrearages.
- Tax preparation is in process.

### Grill Committee:

- Rosemary Thompson presented the Trustees with a recommended policy regarding grills on the property. The Committee did extensive research into Massachusetts Fire laws as well as local ordinances, etc.
- A motion was made and seconded to rescind the October 10, 2017 vote banning gas grills from Clearview Heights. Vote: Passed.
- A motion was made and seconded to adopt the new policy regarding grill use at Clearview Heights. Vote: Passed.
- Trustees wish to thank the Committee for all their time and hard work on this project.

### Welcome/Social Committee:

- The Committee is planning several events for the coming months. More information will follow.

### Garden/Plant Committee:

- Nothing to report.

### Snow Removal:

- No snow removal activity.
- We are still waiting to receive one outstanding invoice.

### Dumpsters:

- We are looking to replace our current recycling dumpsters with larger ones. People are recycling more but not breaking down boxes is an ongoing problem.

### Landscaping:

- GTC Landscaping will do our landscaping again this year.
- Spring cleanup will be scheduled as soon as weather permits.
- Trustees discussed the area behind Buildings 6 and 7. In order to grow grass we might need to trim/remove some trees, enrich the soil, and rearrange the irrigation system in addition to doing extensive soil preparation. We are also considering removing all the arbor vitas as this

is the only area on the property that has plantings in front of the fence line. This would be a very expensive, multi-year project.

- We will be doing mulch this year in some areas.
- We are considering aerating the grass this year and we may also add lime as well as grub control.
- Work on the front of Building 1 will continue this year.
- We may replace the bushes from around the electrical box between Buildings 4 and 5.
- We will contact Chicopee Electric Light and ask them to have all electrical boxes on the property painted.

#### Grounds/Property:

- We are still looking into our deteriorated sidewalks.
- We need to add trench drains to the Building 5 sidewalks.
- Someone is still spreading bird seed at the front entrance.
- We have contacted Ed Severance to come and inspect the hill behind Buildings 2 and 3.
- A large gap in the cement pad at the large dumpster area needs to be repaired. One resident tripped and fell there recently.
- The refurbished entrance sign is ready to be installed.

#### Buildings:

- We received reports on Building 5 from our structural engineer. A few repairs need to be done.
- Work on the Unit 37 deck should be completed by next week.
- Everyone should have received a mailing from MassSave regarding free or low-cost energy-saving improvements that can be made.
- Final trim work on the Unit 85-86 front entrance door should be done this week.
- We are waiting for new front entrance lights for Building 4 to be delivered.
- Work in the Meeting Room continues. We still need to have floor tiles replaced/repared, handles installed on cabinets, trim painted, as well as a few other small projects.

#### Unit Issues:

- We plan to replace the small retaining wall adjacent to Unit 9 basement this year.
- It appears some units will be up for sale this year.
- We need to schedule some small repair projects at Building 5.

#### Future Meetings:

- Tuesday, April 24
- Tuesday, May 8
- All meetings are held in the Meeting Room and begin at 6:30 p.m. All owners are invited to attend.

There being no further business, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

  
Norman Muller  
Vice President

#### Reminders:

1. Do not plant anything until spring cleanup is completed and mulch is applied.
2. Recycle. Break down boxes.
3. Speed limit is still 10 MPH. SLOW DOWN!!!