

# CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

## Meeting Minutes

April 20, 2021

Present: Don Dominique, Richard Lacasse, Norman Muller, Rosemary Thompson, and one unit owner.

Mr. Muller 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 April 6 meeting. Vote: Passed.

### Finances:

- As of today, we have \$10,185.73 in checking and \$144,356.99 in reserves for a grand total of \$154,542.72.
- As of today, we have \$6,135 in arrearages involving 5 owners.

### Snow Removal:

- Mike Theroux will be repairing our damaged berms at some time in May.
- The ice melt spreader is being cleaned and made ready for next year. The ice melt container has been removed from the mailbox area and stored for next year.

### Landscaping:

- The tree behind Building 3 was removed last week. Trees at the entrance and in the triangle area will be trimmed later this month.
- Trustees met with Marc from Setter Landscaping to discuss landscaping issues.
- A motion was made and seconded to purchase 30 cubic yards of mulch to be installed in the plant beds on the property. Vote: Passed.
- We are getting prices for a few small landscaping projects.

### Grounds/Property:

- Mike Theroux will be raising the catch basin in front of Unit 75 later this spring.
- We will have our fence company make minor repairs to the perimeter fencing.
- A new street sign at our entrance is on order and should be installed soon.
- We will be having the areas around our dumpsters cleaned up soon.

### Buildings:

- The broken waste pipe at Unit 46 has been replaced. We are still waiting to hear from our insurance carrier about the status of our claim for this project.
- Replacement steps for Units 45-46 are on order and should be installed soon.
- We need to have some minor foundation cracks inspected at Building 1.
- Cosmetic improvements to the Unit 47-48 steps have been tabled until later.
- We are waiting for a report on a roof leak at Building 2.
- We received a quote for railings for the front of Units 11-14 and will revisit this later this year.

### Unit Issues:

- Trustees discussed several minor unit issues.

Old Business:

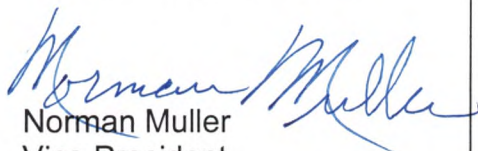
- Several new owners attended a Welcome Meeting on April 13. We will schedule another Welcome Meeting next month for those who were unable to attend this one.

New Business:

- Future meetings: May 4 and May 18.

There being no further business, the meeting adjourned at 7:45 p.m. Our next meeting will be on Tuesday, May 4, 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. Please drive slowly.
2. Possible spring projects to think about: change furnace filter, check smoke alarms to insure they are working properly, clean clothes dryer venting, and make sure air conditioning is working properly.