

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

April 24, 2018

Present: Karen Burkinshaw, Luann Canedy, Laurine Ferrarini, Richard Lacasse, Norman Muller, and two 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 April 10 meeting. Vote: Passed.

Finances:

- As of today, we have \$26,578.62 in checking and \$174,264.70 in savings for a grand total of \$200,843.32.
- As of today, we have arrearages of \$343 involving 6 owners.
- Our 2017 tax returns have been filed and taxes paid. Our financial review is still in process.

Welcome/Social Committee: No report.

Garden/Plant Committee: No report.

Snow Removal:

- We are hopeful snow season is over so the bobcat will be removed from our property this week.

Waste Management: No update on possible new dumpsters.

Landscaping:

- Spring cleaning will be done on Monday, April 30. Please wait until the beds are cleaned and treated before adding any annuals. We will keep you informed. Do not add any mulch until you have spoken with the landscaper or Laurine as you may inadvertently change the slope and drainage of the area, thus possibly creating a problem for yourself, the sprinkler system, the plants, or your neighbors.
- Grub control will be applied this year.
- We will aerate and lime the grass in the fall.
- Laurine is creating a list of plants needed around the property for this year.
- Some areas of the property will be mulched this year. Some areas do not need mulch.

Grounds/Property:

- Our refurbished entrance sign will be installed soon.
- We plan to install trench drains in front of Building 5 this year.
- Trustees looked at cement issues around the property with Theroux Construction. We will be having another contractor look at the areas of concern later this week.
- Fairview Fence will be looking at the perimeter fence later this week to determine if any repairs are required.
- Electric transformer boxes on the property will be painted this summer once we remove or trim the adjacent plantings.

- Someone is still spreading bird seed at the entrance area.
- Ed Severance inspected the hill behind Building 2 and his report indicates all is well.

Buildings:

- We have received reports from our structural engineer about Building 5. There are no major issues that need to be addressed, however, we need to do a few minor repairs and we will be contacting the affected unit owners.
- Mass Save deadline has passed but they will still accept applications. If you would like to participate in this program, call them NOW.
- The new Unit 85-86 front door still needs to be trimmed. It will be painted later this year.
- We have received the new front door lights for Building 4. They will be installed soon.
- We are still getting quotes for pressure washing of decks for those who are interested.
- We plan to replace some of the outdoor spigots this year. A motion was made and seconded to spend \$1,000 on this project this year. Vote: Passed. Each spigot replacement will cost approximately \$100 for labor and materials.
- Meeting Room improvements continue. We need to finish painting, repair floor tiles, clean remaining lights and replace broken covers, and install cabinet handles.
- When tile work was started on the Meeting Room floor, termites were discovered. We had Braman Pest Control look at the problem, which does not appear to be very extensive. A motion was made and seconded to hire Braman Pest Control to do termite control around Building 11 at a cost of \$1,280 for two years. Vote: Passed.

Unit Issues:

- Welcome to the new owner of Unit 1.
- We plan to replace the cellar retaining wall behind Unit 9 this summer. Laurine will coordinate.
- We are looking at options to repair or replace the Unit 9-10 steps this year.
- We will call Mr. Gutter to look at two gutter issues at Building 4.
- Several unit owners deposited boxes in the recycling dumpsters without first breaking them down. Letters will be sent.
- Units 37 and 63 are currently for sale.
- Rear decks should not be storage areas for junk and debris. Some owners need to remove junk from their decks.

Future Meetings:

- Tuesday, May 8, at 6:30 p.m. in the Meeting Room.
- Tuesday, May 29, at 6:30 p.m. in the Meeting Room.

There being no further business, the meeting adjourned at 8:55 p.m. Our next meeting will be on Tuesday, May 8 (see above) and all owners are invited.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. Break down ALL boxes before depositing them in the recycling dumpsters.
2. Get ready for summer—clear your deck of clutter and junk.
3. Speed limit is still 10 MPH. SLOW DOWN!!!