

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes

April 29, 2025

Present: Norman Muller, Rosemary Thompson, Brandan Ledoux, Carolyn Sowa and 6 unit owners representing 5 units.

Mr. Muller called the meeting to order at 6:30 p.m.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the April 8, 2025 meeting.
Vote: Passed.

Comments from the floor:

- A unit owner asked if there was something that could be done to prevent the birds from nesting on top of the columns on front their unit. We will look into a solution.
- A unit owner complained about the continuing disregard for the recycling rules. People CONTINUE to put PLASTIC BAGS in the recycling dumpster. IT IS NOT ALLOWED. We get fined every time this happens.

Finances:

- Checking: \$35,077.31 Reserves: \$296,269.60 Total: \$331,346.91
- Arrearages: \$25 from 1 unit owner

Buildings:

- We received one quote to repair the siding damage on the north side of Building #4.
- Siding issues on Buildings 1 and 5 need to be addressed this spring.
- New steps and railings are under construction. Once a delivery date has been determined, the appropriate unit owners will be notified.

Landscaping:

- Spring clean up was completed on Thursday April 10 and mulch was applied last week and the first mowing of the season was done Monday.

Grounds and Property:

- American Pest Solution will be here for our first application on Wednesday, April 30th.

Old Business:

- Thanks to a unit owner who posted our search for a handyman on a local forum, we have had several people show interest. We plan to conduct some interviews in the next few weeks.

New Business:

- Summer Newsletter
- The Annual Meeting will be held on Tuesday, July 29th

There being no further business, the meeting was adjourned at 8:21pm.

Our next meeting will be May 13th and 27th at 6:30 in the meeting room. All unit owners are encouraged to attend.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Trustee At Large

ONE MORE TIME...**THE RULES FOR THE RECYCLING DUMPSTER ARE AS FOLLOWS:**

- Aluminum Cans
- Food, Beverage and Pet food Cans
- Food and Beverage Bottles and Jars
- Plastic Food Bottles, Tubs and Jars
- Beverage Bottles and Gallon Jugs
- Soap and Personal Care Bottles
- Clear Plastic Clamshell Containers
- Clear Plastic Cups
- Clear Plastic Egg Cartons
- Milk, Juice and Soup Cartons
- Newspapers
- Any paper EXCEPT if it includes metallic, glitter, foil or wire
- Paperback Books

NO PLASTIC BAGS!!!

If there is ANY question on whether an item could be recycled, throw it in the trash dumpster!

If you use trash bags to take your recyclables to the dumpster, you MUST:

- empty the recyclables out of the trash bag
- place the trash bag in the trash dumpster!

NO TRASH BAGS ARE ALLOWED IN THE RECYCLE DUMPSTER.

Notice: A lot of unit owners are not happy that people continue to put food and plastic bags into the recycling dumpster causing us to be fined and additional \$170 per dumpster/per pick up. The more we have to pay fines the less repairs we can accomplish and the more the condo fees will need to increase next year.