

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
April 30, 2013

Present: Karen Burkinshaw, Brian Gauthier, Richard Lacasse, Linda McClay, Norman Muller, and four unit owners.

Ms. Burkinshaw called the meeting to order at 6:30 p.m.

Comments from the Floor:

Q: Are we mulching this year?

A: Yes, but not all over the property. There is a new state law that prohibits bark mulch from being applied closer than 18 inches from any wood frame multi-unit building so some of our buildings will not be mulched. We are looking into applying stone where mulch is not legal.

Q: Some plants in front of Building 6 should have been cut down last fall and were not.

A: Our landscapers do not always know how to care for every plant on the property. We will talk with our new landscaper and attempt to get this taken care of as soon as possible.

Q: Snow removal after the big February snow storm was bad. We were not able to move for two days.

A: That was an unusually large storm and it took two days to plow the property and additional time to remove the snow mountains. We could hire a snow removal company that has much larger equipment but their rates would be higher all the time, not only for large storms.

Q: Why don't we rotate the order in which buildings are cleared after a storm?

A: We have limited space for snow and it takes time for the snow removal crew to learn how to do their job efficiently. It also takes time for residents to learn the snow removal procedure. If we change it, many people will be confused and that will slow down the process.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the March 26 open meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the April 16 closed meeting. Vote: Passed.

Notes from the April 16 Closed Meeting:

- We discussed retrofitting toilets with water-saving devices and decided to first install devices on the toilets in the Meeting Room to see how they work.
- We reviewed quotes to replace decks on Buildings 6 and 7. A motion was made and seconded to purchase the necessary materials to replace decks in both buildings and to do the Building 6 decks now. The Building 7 decks will be done later this year or next year, depending on our finances. Vote: Passed. We are buying all the materials this year because we have been informed that the Trex color we are currently using will not be available after this year.
- Kubala will replace the faulty siding on Building 8 as soon as the materials are available. We will also ask him to carefully check the roof over Units 59-60 and repair any problems he finds so we can finish this project.
- A motion was made and seconded to look into replacing the gutters at the rear of building 2 with Rain Handler gutters. This product would disperse rain water from the roof instead of sending it down the slope creating additional erosion. Vote: Passed.

Slope Remediation Update:

- We are still in process of meeting with people and gathering information.

Finances:

- As of today, we have \$17,128.55 in checking and \$137,764.71 in savings for a grand total of \$154,893.26.
- We currently have \$1,457 in arrearages involving four owners.

Unit Issues:

- We have retrofitted one of the Meeting Room toilets with a water-saving device. We will ask an owner to let us install a unit in one toilet and report back to us in a few weeks. If this is successful we will then ask owners to volunteer to have devices installed.
- A motion was made and seconded to allow the new Unit 46 renter to park her work van on the property. Vote: Passed.

Grounds/Property:

- We will contact Jonathan David and ask him to remove the sand barrels and snow markers from the property.
- Spring cleanup has been started and will be finished soon. We do not see a need to sweep the parking areas this year. We met with our landscapers on April 29 to discuss mulch, spring cleanup, parking of their vehicles on the property, etc. They will take necessary corrective actions.
- Our LED lights are in and will soon be installed in two spots on the property.
- We expect asphalt repairs to be scheduled soon.
- We received one quote for pest control and will be getting at least two more before we make a decision.

Buildings:

- Building 6 deck replacement project has begun. It will include replacing the original cement footings with new footings.
- We are still waiting for replacement siding for Building 8 so we can finish that project.
- We are continuing our research into Rain Handler gutters for the rear of Building 2.
- A motion was made and seconded to replace the downspouts on the rear of Building 6 with larger ones. Vote: Passed.
- We are getting prices to have the carpets in front common hallways of Buildings 1, 4, and 11 cleaned.

There being no further business, the meeting adjourned at 8:55 p.m. Our next open meeting will be held on Tuesday, May 28, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminder:

We have not had rain in a while and everything is dry. Be extremely careful with smoking materials. Do NOT throw cigarettes into the mulch beds or in the bushes anywhere outside. Violators will be fined.