

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
April 30, 2019

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, Al White, and 3 unit owners.

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

Comments from the Floor:

Q.: What is being done behind Building 7 to grow grass and block the space below the fence where leaves and other debris blow in?

A.: We are letting our new landscapers take the lead in determining how best to address these two issues at their own pace.

Q.: It appears some people are putting out food for the birds and adjacent decks are receiving unwanted bird droppings.

A.: Our rules and regulations prohibit the feeding of birds or other wild animals. If you see this happening, report it.

Q.: I recently had a problem with a neighbor and the Board dealt with it in a timely manner. Thank you.

A.: You are welcome.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the April 9 meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the special April 15 Fire Safety Meeting. Vote: Passed.

Finances:

- As of today, we have \$6,801.35 in checking (Operating Budget) and \$200,405.38 in savings (Reserves) for a grand total of \$207,206.73.
- As of today, we have arrearages of \$973 involving 6 owners.
- We have not received a report of our 2018 audit yet.
- Trustees briefly discussed our maintenance account. We have already used one-third of our maintenance budget and we have a long list of projects we would like to do.

Landscaping:

- Spring cleanup has been done.
- First round of fertilization has been applied.
- First mowing was done yesterday, April 29.
- We are still waiting for the arborist to walk the property with us.
- The irrigation system should be turned on soon. Once this happens, bed edging and installation of sod will be done.
- REMINDER: Do not plant anything or place any decorations in the plant beds until further notice. The plant beds need to be weeded and mulched first.

Grounds/Property:

- Parts have been ordered to repair the catch basin in front of Unit 75. All other catch basins will be inspected as well.
- We are currently planning the layout of the new main dumpster area.
- We are looking for ideas on how to rejuvenate our speckled concrete sidewalks.
- Braman has done the first pest control application.
- The termite treatment at Building 11 will be done on May 30.

- We still need to walk the property to assess the condition of decks, steps, etc. This should happen soon.
- We will have Fairview Fence inspect the perimeter fence and make any needed repairs.
- Norman will talk with Mass Tree about knotweed control applications.

Snow Removal:

- Our snow log was closed out on April 17. Thus far, we have exceeded our \$16,000 snow removal budget by \$1,213.75. It is likely we will get more snow before December 31 so we will need to divert money from other accounts to pay for this.
- The sand spreader has been cleaned and stored for the summer. The sand barrel will also be cleaned and stored as well as the remaining bags of ice melt.

Buildings:

- Setter will do our gutter cleaning later this spring. Tom Stebbins will do any needed repairs.
- We are still looking for replacement sensor lights for the front and back entrances to Building 1.
- We are getting prices for window replacement and painting of common hallways in Building 4.
- Our dealings with Charter Cable continue. We have issues with deteriorating cable boxes as well as some sub-standard repairs they have done on the property.
- All front door kick-plates have been replaced.
- We have gotten two quotes for railings for the front of Building 10.
- We are looking at starting to replace broken lattice work under our decks.
- We will have the charmstone fronts of our buildings inspected.

Unit Issues:

- A new renter has moved into Unit 6.
- It appears Unit 29 has been sold.
- Some people have stored personal property on or near their decks. Now is the time to get rid of anything you no longer need or want. The Chicopee Landfill is due to close on June 29. Trustees will soon walk the property.
- Many smokers smoke on their decks and then flick their cigarette butts off the deck. This is unsightly and is a fire hazard.

Old Business:

- We are still planning to update our rules and regulations this year.
- We just received updates to the Massachusetts fire laws regarding gas grills.

New Business:

- Condo Expo is May 22.
- Future Meetings: May 14 and May 28.

There being no further business, the meeting adjourned at 8:15 p.m.

Our next meeting will be on Tuesday, May 14, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Your deck and cellar patio pad are not storage areas. Clean out your junk.
2. Slow down!!! Speed limit is still 10 MPH.
3. Do not plant anything in the plant beds until further notice. The landscaper needs to clean, weed, and apply mulch first.
4. Don't feed the birds or any other wildlife.