

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes

April 8, 2025

Present: Norman Muller, Rosemary Thompson, Don Dominique, Carolyn Sowa and 2 unit owners representing 2 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 March 18, 2025 meeting. Vote: Passed.

Comments from the floor:

- There were no comments from the floor.

Finances:

- Checking: \$30,094.83 Reserves: \$272,738.04 Total: \$302,832.87
- Arrearages: too soon to report
- Assessment collection as of April 8:
 - ~ 84 out of 86 unit owners have paid in full. THANK YOU!

Snow Removal Update:

- The snow log was closed on April 1, 2025

Buildings:

- Need a 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. Building 3 siding repair has been completed.
- A motion was made and seconded to accept the quote from Custom Railing for \$14,775 to replace the stairs on units 43 & 44 and units 25 & 26. Vote: Passed.

Landscaping:

- A motion was made and seconded to continue with Setter Landscaping for this year.
- Spring clean up is scheduled for Thursday April 10th (weather permitting!).

Grounds and Property:

- A motion was made and seconded to accept the quote from American Pest Solution to service our property for 2025. Our first application is scheduled to be done this month.

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:

- Potential project wish list for 2025.

There being no further business, the meeting was adjourned at 7:45 pm.

Our next meeting will be April 29th at 6:30 in the meeting room. All unit owners are encouraged to attend.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Trustee At Large

THE UGLY TRUTH:

After 28 years of service, Norman will be leaving his position on the board at the end of July. We have some big shoes to fill. With his leaving, there will be one board position available. Rosie and Don did not want to run last year. But, because no one showed any interest in becoming a board member, they graciously agreed to stay on the board until someone showed interest. So far no one has stepped up.

THE UGLY TRUTH?...if people do not take interest and become involved in our community, we WILL need to hire a Management Company. Which, if necessary, will not only significantly increase our condo fees but also the costs for repairs and projects.

Please think about volunteering some of your time and become a board member. If you have any questions or would like to learn more what is involved, come to a meeting.