

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

April 9, 2019

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

Ms. Burkinshaw called the meeting to order at 6:35 p.m.

Comments from the Floor:

Q.: I live in a first floor garden unit and I would like permission to have a roof installed over my deck.

A.: Trustees will discuss this and get back to you.

Q.: Are there any plans to fix up the Building 4 common hallways. They have not been painted in over 15 years, the carpeting is original, and one of the windows does not work.

A.: We are aware of this but sometimes other maintenance issues must take priority.

Q.: People empty their un-bagged paper shredding into the recycling dumpster and, when the dumpster is emptied, it rains paper shreds that completely cover grass, plant beds, etc.

A.: People need to bag paper shreds in paper bags so this does not happen.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the March 19 open meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the March 26 special meeting. Vote: Passed.

Finances:

- As of today, we have \$8,492.10 in checking and \$196,347.18 in reserves for a grand total of \$204,839.28.
- We just received our quarterly water bill and it is over \$11,000.
- Our tax returns have been completed and mailed.

Landscaping:

- Our new landscaper, Setter Landscaping, has toured the property and looked at the lawn, plant beds, etc., and their irrigation person has had a tour of our irrigation system. Their arborist will soon look at all our trees. It is likely that some of our diseased trees will need to be removed.
- A first round of pre-emergent has been applied to our plant beds.
- Do not plant anything in our plant beds until further notice. The beds need to be cleaned and mulch applied before anything further can be done.
- Spring cleanup of the property will happen soon. Details will be announced as soon as we get a date.

Grounds/Property:

- The catch basin in front of Unit 75 will have permanent repairs made soon. We will also have all the other catch basins checked.
- The cable company checked all our cable boxes and determined they are not in good condition. We are waiting for them to decide how to deal with this issue.
- We will soon start to plan for a new concrete pad for the large dumpster area. A new layout should make both sides of each dumpster more accessible.
- We are looking at ways to rejuvenate our speckled sidewalks.
- A motion was made and seconded to hire Braman Pest Control to treat the property this summer at the same cost as last year. Vote: Passed.
- We will also have Braman inspect Buildings 11 and 3 for possible termite issues.

- Trustees and owners present discussed speeding on the property and the possible reinstallation of our speed bump. The prevailing opinion is that the speed bump does not deter speeding.

Snow Removal:

- Our official snow season will end in another week. We will need to clean and store the ice melt spreader and the sand barrel by the mailboxes.
- We have a deficit in our snow removal budget and will need to deal with this before year-end.

Buildings:

- We are still looking for sensor lights to replace the front and back door lights on Building 1.
- Our front door kick-plate replacement project will get underway soon.
- All decks on the property except for one have been cleaned. The company returned on April 9 and touched up a few spots.
- We are getting quotes for a possible railing for the front of Building 10.
- We plan to replace some of the latticework under decks this summer. We need to get prices and also determine what materials we want to use.
- We plan to replace more outdoor faucets this summer.
- We need to have all the charmstone facades looked at this year.
- A motion was made and seconded to have Setter Landscaping clean gutters and downspouts this spring. Vote: Passed.

Unit Issues:

- A motion was made and seconded to allow the owner of Unit 7 to replace her deck roof. Vote: Passed. She will be notified of our decision.
- We are in process of getting prices to have a sinkhole behind Unit 36 filled.
- Letters will be sent to people who flick cigarette butts over the deck behind their units.
- It appears Unit 29 is under contract.

Other/on-Going:

- We are looking to have light posts and cellar windows painted this year.

New Business:

- Lt. Kalbaugh of the Chicopee Fire Department will speak to us about fire safety on Monday, April 15, at 6 p.m. in our Meeting Room. Notices will go out on this shortly.
- Condo Expo is being held on May 22 in Boston. At least two Trustees plan to attend.
- Future Meetings: April 30, May 14, and May 28.

There being no further business, the meeting adjourned at 8:45 p.m.

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

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Pick up after your pets.
2. Slow down!! Speed limit is still 10 MPH
3. Bag your paper shredding in a paper bag before depositing in the recycling dumpster.
4. Do not plant anything in the plant beds until further notice. Our landscaper needs to work on those areas.