

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

May 10, 2022

Present: Karen Burkinshaw, Don Dominique, Richard Lacasse, Norman Muller, and five unit owners.

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

Comments from the Floor:

Q.: There are missing gutters on the back of Building 1.

A.: New rain handlers will be installed soon.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the April 19 meeting. Vote: Passed.

Finances:

- As of today, we have \$14,554.18 in checking and \$120,582.89 in reserves for a grand total of \$135,087.07.
- It is too early in the month to report on arrearages.
- We still owe \$8,480 for roofs replaced in 2021.
- Our annual audit is still in progress.

Snow Removal:

- We need to have the ice melt spreader cleaned and put away for the summer.
- The ice melt container at the mailbox will be removed soon.

Landscaping:

- We are still getting prices and quotes for new trees and plantings for various spots on the property.
- A motion was made and seconded to hire Mass Tree to remove the two smoke bushes behind Building 11 and replace them with four arborvitaes. Vote: Passed.
- Setter will add loam and reseed the sides of Buildings 1 and 7.
- We are still getting quotes on several landscaping related projects.

Grounds/Property:

- We still have not gotten a report from Ed Severance about the condition of the slope behind Building 2.
- We need to repair a few trip hazards in front of Building 2.
- The catch basin in front of Unit 72 should be repaired soon.
- The Unit 40 waste pipe replacement project is done.
- We are waiting for Paul Folta to schedule the Building 8, 9, and 10 waste pipe cleaning.
- Trustees recently walked the property and made a list of maintenance projects that need to be done.
- The front railings at Unit 37 are rusted out and need to be replaced. Karen will call.
- We are waiting for Mike Theroux to schedule sidewalk replacement in front of the mailbox area.

Buildings:

- Rain handlers will be installed on the back of Buildings 1 and 2 later this month.

- We are looking for someone to inspect and make repairs to the charmstone on several of the buildings. The person we have been using has retired.
- The front doors on Building 1 are in need of attention.
- We are still waiting for a part to repair the doorbell/intercom system for Units 85-86.
- We are still getting prices to have some areas of some buildings pressure washed.
- ProTech did the repairs to the Unit 3 foundation wall. Some minor clean-up of the wall needs to be done as soon as the repair cures.
- New railings will be installed at Building 2 next month.

Unit Issues:


Trustees discussed several unit issues.

New Business:

- Future Meeting: May 24.

There being no further business, the meeting adjourned at 8:20 p.m. Our next meeting will be on Tuesday, May 24, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,


Norman Muller
Vice President

REMINDERS:

1. Speed limit is still 10 MPH. Slow down.
2. Break down all boxes before depositing them in the recycling dumpster.
3. Our dumpsters are for normal household trash and recycling. If you need to dispose of old furniture, rugs, vacuum cleaners, etc., call the Chicopee DPW for information. These things do NOT belong in our dumpsters.
4. Now that snow season is over, you can store your can of ice melt. Do not throw away the ice melt; it will store nicely and still be effective next year.
5. You are only allowed to plant ANNUALS in the mulch beds. Anything else you want to plant needs Board approval. Please read Article II, paragraph 7 of our Rules and Regulations. If you have questions, call or email the Association.