

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
May 14, 2019

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, Al White, and 5 unit owners.

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

Comments from the Floor:

Q.: The new landscapers are doing a nice job of mowing the grass.

A.: They have asked us for feedback on their performance so far.

Q.: Why is a bell being installed on the rear common entrance to Units 5-8?

A.: We were told unknown persons were entering and exiting by that door and this would call everyone's attention when it happens so appropriate action could be taken.

Q.: Someone deposited a bunch of old car floor mats in the recycling dumpster today.

A.: If you see this, give us the name of the person or the plate number of the vehicle so we can track them down. Without identifying information, we can't do anything.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the April 30 meeting. Vote: Passed.

Finances:

- As of today, we have \$19,927.59 in checking and \$203,524.52 in reserves for a grand total of \$223,452.11.
- As of today, we have arrearages of \$2,115 involving 8 owners.
- Our financial audit is still in process. We do not expect to see the results until mid summer.

Landscaping:

- We are still waiting for our landscaper's arborist to inspect all our trees.
- REMINDER: DO NOT PLANT OR PUT ANY DECORATIONS IN THE PLANT BEDS UNTIL FURTHER NOTICE. The beds need to be weeded and mulched. Nobody should be working in the plant beds until further notice.
- We expect the irrigation system to be turned on soon.
- Sod, plant bed edging, and mulch will happen in the next week or two, weather permitting. We are just as anxious as you are to have this done.
- Trustees discussed adding rock or compost, where appropriate, between building foundations and plant beds.
- A motion was made and seconded to spend additional money on special landscaping projects. Vote: Passed.

Snow Removal:

- Our ice melt spreader has been cleaned and is now ready to be stored.
- Our sand barrel needs to be emptied and cleaned. Leftover ice melt needs to be stored for the summer.

Grounds/Property:

- The catch basin in front of Unit 75 will be rebuilt as soon as necessary parts come in. The cost of this project is \$3,500. All other catch basins will be inspected to determine their condition.
- We are moving forward with a new concrete pad for the large dumpster area.

- Termite control will be done around Building 11 on May 30.
- Fairview Fence will review our perimeter fence line and make recommendations.
- The knotweed behind Buildings 3, 4, and 5 will be treated later this week, weather permitting.
- Trustees discussed the findings of the property inspection done on May 9. A motion was made and seconded to have 6 sets of deck stairs repaired by Tom Stebbins at a cost of \$1,500. Vote: Passed. A motion was made and seconded to have Tom Stebbins fill the sinkhole under the Unit 36 cellar patio pad at a cost of \$300. Vote: Passed.

Buildings:

- Setter Landscaping will clean our gutters in the next few weeks.
- Our interactions with Charter Cable continue. They inspected cable boxes on all buildings and determined that they could afford to replace boxes on Buildings 3 and 7 this year. We were not told when that will happen. We pointed out two instances of very inferior cable repair jobs and were told they would not be redone.
- We received two quotes for railings on Building 10 and we need one more quote.
- We received three quotes to replace the two windows in the front common hallways of Building 4. A motion was made and seconded to hire Window World to replace the two front common hallway windows in Building 4 at a cost of \$1,050. Vote: Passed.
- We received a quote to do a gutter repair on Building 10 as well as a quote to replace all the gutters/downspouts on that building. We will hold off on this until we have all the roofs inspected.

Unit Issues:

- Several people have been observed placing intact boxes in the recycling dumpsters. Recycling dumpsters are emptied only every two weeks and unflattened boxes take up excessive space. Offenders have been notified and will be fined for repeat infractions.
- Residents need to start clearing out junk from their decks and cellar patios. Unwanted junk can be brought to the Chicopee Landfill for free but after June, there will be fees attached. Get rid of your junk NOW while you can do so at no cost.
- Unit 29 has a new owner as of today.
- Some people are flicking cigarette butts from their decks into the grass. This is unsightly and could cause a fire. Dispose of smoking materials properly!

Other/On-Going:


- Trustees looked at the status of our Maintenance budget. As always, we have far more projects than we have funds so we will need to prioritize projects and some will not be done this year.

New Business:

- Two Trustees will be attending the Condo Expo in Boston this year.
- Future Meetings: May 28 and June 11.
- We need to start to prepare for the Annual Meeting which will be held on July 30.

There being no further business, the meeting adjourned at 9 p.m.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. Break down boxes BEFORE depositing in recycling dumpsters.
2. DO NOT PLANT OR PUT ANYTHING IN PLANT BEDS UNTIL FURTHER NOTICE.
3. Speed limit is still 10 MPH. Slow down!!!