

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

May 19, 2020

Present: Karen Burkinshaw, Norman Muller, and Rosemary Thompson. Richard Lacasse and Al White were remotely present via telephone. There were no other unit owners present.

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

Comments from the Floor: None.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the May 6 meeting. Vote: Passed.

Finances:

- As of today, we have \$30,280.12 in checking and \$190,792.59 in reserves for a grand total of \$221,072.71.
- As of today, we have arrearages of \$3,073 involving 7 unit owners.

Snow Removal:

- Lawn damage in front of Unit 35 should be repaired this week.
- We are getting quotes to repair berm damage.
- Ice melt spreader has been cleaned in is now in storage for the summer.

Landscaping:

- Tree replacements are on hold until fall.
- Laurine has agreed to plant flowers in the two half barrels at the entrance.
- Several dying/dead plants were replaced in front of Building 8.
- On May 6, an email motion was made and seconded to have Premier Irrigation change 24 irrigation heads at a total cost of less than \$400. Vote: Passed.
- On May 13, an email motion was made and seconded to hire Mass Tree to plant several new plants in front of Building 8. Vote: Passed.
- A motion was made and seconded to loam and seed the former path between Buildings 1 and 2. Vote: Passed.
- A motion was made and seconded to apply 20 yards of mulch to the front of all buildings at a cost of \$1,700. Vote: Passed. This will be done after the bushes are trimmed.
- A motion was made and seconded to loam and seed the side of Building 1 adjacent to the entrance to repair snow damage. Vote: Passed.
- A motion was made and seconded to replace plastic lawn edging behind Building 5 with new edging, spray weeds, and clean up the stones. Vote: Passed.

Grounds/Property:

- We have not yet been given a start date for the dumpster pad project.
- The hill behind the large dumpster area has been cleaned. Three large bags of trash were removed from that area.
- On May 8, an email motion was made and seconded to use some of the pavers removed from the walk between Buildings 1 and 2 to add a landing on the two back exits from Building 1. Vote: Passed.
- We are still waiting for our catch basin cleaning to be scheduled.

- Due to an emergency on May 12, an email motion was made and seconded to hire Paul Folta to replace the Unit 38 waste line. Vote: Passed.
- The Unit 38 waste pipe has been replaced. Asphalt replacement will be done later this week.
- Asphalt patching and parking spot relining will be done later this summer.
- We still need to inspect decks and steps to see if any repairs are required.
- Columbia Gas is painting all the gas pipes and meters on the property.

Buildings:

- Gutters and downspouts will be cleaned soon.
- We are getting quotes to replace deck skirting on Buildings 1 and 3.
- A falling piece of siding on Building 1 was repaired recently.
- Back doors on Building 4 will be installed later this week.
- We are still waiting for Building 4 front doors to be installed.
- We are getting quotes to repair the charmstone on Building 5.
- A broken railing on building 7 was repaired recently.
- The Building 8 roof replacement has been completed.
- In the near future, we will be refurbishing all the signs on Buildings 1, 4, and 11.
- The railings on Units 63-64 are in poor condition and need some attention.

Old Business:

- We are still looking at ways to facilitate the Annual Meeting while maintaining social distancing.

New Business:

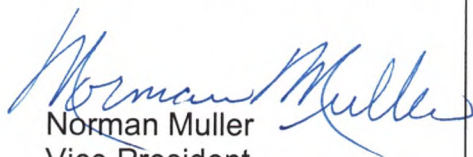
- Future Meetings: June 9 and June 23.

Unit Issues:

- We are still sorting through issues regarding an insurance claim filed by a unit owner due to a water leak.
- A unit owner requested and received permission to replace some plantings in front of her unit with new ones.
- Residents with oil-stained parking spots may want to attempt to clean the spots. When our contractor seals the asphalt cracks and relines the parking spots, he will repair oil-stained parking spots and individual unit owners will be billed for the cost of the repair.

There being no further business, the meeting adjourned at 8:15 p.m. Our next meeting will be on Tuesday, June 9, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,


 Norman Muller
 Vice President

Reminders:

1. More people are ordering goods online. Please break down and flatten all boxes before depositing them in the recycling dumpster. Failure to do so will result in fines being levied.
2. Is your deck and/or patio pad ready for the summer season? Now is the time to clear away all the junk you have been piling up over winter.