

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
May 24, 2022

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, and two unit owners.

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

Comments from the Floor:

Q.: Are the cellar steps in our units steeper than normal?

A.: Everything was done according to the Building Code at that time.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the May 10 meeting. Vote: Passed.

Finances:

- As of today, we have \$22,942.43 in checking and \$111,101.75 in reserves for a grand total of \$134,044.18.
- As of today, we have \$12,711.99 in arrearages involving 5 owners. The bulk of the money is owed by one owner and will be taken care of when the unit is sold.
- We recently made the final payment on the roofs we replaced last year. The roof replacement project is now complete.
- We are still waiting for the annual audit of our financial records to be completed.

Snow Removal:

- The ice melt spreader still needs to be cleaned.

Landscaping:

- The smoke bushes behind Building 11 will be removed and replaced with arborvitaes later this week.
- We are still looking for possible trees to plant in front of Buildings 6 and 7.
- Loam and grass seed were added to the grass areas on the side of Buildings 1 and 7 as well as a few other spots.
- A motion was made and seconded to remove a dead bush on the entrance side of Building 1 and refurbish both that area and the same area at the other end of the building. Vote: Passed.
- Our irrigation people will be in later this week to do some small repairs.
- We still need to remove the no-longer-needed stone spillway in the front of Building 2.

Grounds/Property:

- We are still waiting for repairs to be done on the slope behind Building 2.
- We are still waiting for Mike Theroux to schedule the catch basin repair in front of Unit 72 and the sidewalk replacement at the mailbox area.
- Buildings 8, 9, and 10 waste pipes are scheduled to be cleaned later this week.
- We will be doing perimeter fence repairs soon.

Buildings:

- Buildings 1 and 2 rain handlers will be installed soon.

- We are looking for someone to inspect and repoint the charmstone on the front of several buildings.
- We are getting prices to have the Building 1 front doors and all the cellar windows on the property repainted.
- A replacement part for the Unit 85-86 doorbell/intercom system is on order.
- The Building 2 front railings are scheduled to be installed the week of June 6.
- Railings for the front steps of Unit 37 have been ordered.
- The foundation issue at Unit 3 has been repaired and cleaned.
- A motion was made and seconded to hire Bolduc to power wash the back of Buildings 7 and 10 as well as selected areas of several other buildings at a cost of \$3,300. Vote: Passed. Rosemary will coordinate.

Unit Issues:

- Trustees discussed several unit issues.

New Business:

- Future meeting: June 7.
- We spoke with Mark Smith of Chicopee Crossroads Fiber Network. They plan to do work on the property in the fall. They will schedule a meeting with Trustees in August to go over details.
- This year's Annual Meeting will be held on July 26. Details will follow.

There being no further business, the meeting adjourned at 9 p.m. Our next meeting will be on Tuesday, June 7, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

REMINDERS:

1. When parking your vehicles, please make sure that you do not overhang the sidewalks.
2. When dumpsters are emptied, the movable bar is pushed up to prevent the top lids from being opened by the wind. Please do **NOT** flip the bar down for any reason. Anything that is too big to be deposited through the side doors of the dumpsters should not be placed in the dumpsters.
3. Our irrigation system is set to run during the night. If you notice evidence of a problem such as a large hole in the lawn or a washout, please call or email the Association so repairs can be made. Broken heads or pipes waste water and increase our water bill.