

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

May 26, 2015

Present: Brian Gauthier, Richard Lacasse, Linda McClay, Norman Muller and two unit owners.

Mr. Muller called the open meeting to order at 6:35 p.m.

Comments from the Floor:

Q.: The irrigation system is not working properly. Some areas around my unit are not being watered.

A.: The system was just started and we have not checked all areas yet.

Q.: The trees adjacent to the mailbox area need to have more stone installed around them.

A.: We will look into this.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the April 28 open meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the May 12 closed meeting. Vote: Passed.

Notes from May 12 Closed Meeting:

- Bill Metzger of Gleason & Johndrow presented us with a proposal to fill and seed the sinkhole near the large dumpster area, prepare and seed the area under the weeping fig tree to the side of Building 11, and install stone around the light posts and trees to the side of Building 11 at a cost of \$1,145. A motion was made and seconded to accept the proposal and have the work done as soon as possible. Vote: Passed.
- We received a proposal from Mass Tree to continue cutting and clearing the area behind Buildings 4 and 5 to include cutting saplings and sumacs and cutting and treating the bamboo. Also included is removal of dead trees in front of Units 26 and 35 and removal of arbor vitae roots behind Unit 47 at a cost of \$1,145. A motion was made and seconded to accept this proposal and have the work done as soon as possible. Vote: Passed.

Finances:

- As of today, we have \$5,001.96 in checking and \$180,506.84 in savings for a grand total of \$185,508.80.
- We have slightly over \$3,000 in arrearages involving 8 owners.

Landscaping:

- Spring cleanup is completed. Sweeping of the property should be done the first week of June.
- The irrigation system has been started. Some fine-tuning still needs to be done.

Buildings:

- The Building 4 deck project continues.
- Three unit owners have requested and received permission to replace their sliders.
- We are waiting for a delivery date for the new Unit 11-12 and 13-14 steps.
- Many people are using their decks and patios for storage of junk, etc. Please read and follow the rules about appropriate deck furnishings.

Grounds/Property:

- We still need to inspect and make repairs to the perimeter fence.
- Tree work behind Buildings 4 and 5 has been done.

- We have two evergreen trees in the triangle area that were heavily damaged in the October 2011 snow storm and may need to be removed in the near future.
- Research continues into new entrance signs.
- The sewer line behind Building 10 has been repaired.
- We are still working on asphalt crack repairs and berm repairs.
- Trustees discussed pest control on the property. A motion was made and seconded to hire Braman to provide three applications of pest control at a cost of \$1,100 each. Vote: Passed. The contract also provides for no cost return calls to individual units as needed.

Old Business:

- Our list of unit repairs and other small jobs is being compiled. Work will be done as soon as our large projects are completed.

New Business:

- Two units are currently for sale: Units 27 and 85.
- We are still looking for owners who would like to join the Board of Trustees.
- Our next open meeting will be on Tuesday, June 30, at 6:30 p.m. in the Meeting Room.

There being no further business, the meeting adjourned at 7:30 p.m.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Decks are not to be used for storage. Unwanted furniture, junk, etc., should be brought to the landfill.
2. Dumpsters are to be used for normal household trash and recyclables only. Old TVs, computers, vacuum cleaners, etc., should be brought to the landfill.
3. Our property is NOT a racetrack. Speed limit is 10 miles per hour. Remind your guests of this.