

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
May 28, 2013

Present: Karen Burkinshaw, Brian Gauthier, Richard Lacasse, Linda McClay, Norman Muller, and one unit owner.

Ms. Burkinshaw called the meeting to order at 6:35 p.m.

Comments from the floor:

Q: Why didn't the front of my building get mulched this year?

A: A new state law prohibits adding new bark mulch to within 18 inches of a wood-framed building. We are looking at other possibilities such as stone or rubber mulch but there is no money in our budget to do these things this year.

Q: The Association could save money if we cancelled our cleaning service and residents of Buildings 1, 4, and 11 cleaned their own common hallways.

A: Many residents do not feel this is their job so it would be very difficult to get everyone to cooperate.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the April 30 open meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the May 14 closed meeting. Vote: Passed.

Notes from May 14 Closed Meeting:

- We recently installed an LED light bulb in one of the outside fixtures and a fluorescent bulb in another light fixture to see how they would compare to our current sodium bulbs. After looking at the three types of lights, a motion was made and seconded to move toward installing fluorescent bulbs in all our outside fixtures as the sodium lights burn out. Vote: Passed.
- We received quotes from three pest control companies. After discussing the three proposals, a motion was made and seconded to hire American Pest Solutions to spray the property twice over the summer. Vote: Passed.
- The Building 8 defective siding has been changed so the job is done. The roof over Units 59-60 was checked and the vent boots were found to be loose. Appropriate repairs were made.

Slope Remediation:

- We are still fact finding and gathering information.

Financial:

- As of today, we have \$1,848 in arrears involving five owners.
- As of today, we have \$13,847.55 in checking and \$140,805.37 in savings for a grand total of \$154,652.92.

Condo Expo:

Karen attended the Condo Expo in Boston on May 21 and reported the following hot issues currently affecting condo associations in the state:

- The new bark mulch law which went into effect last fall.
- With the legalization of medical marijuana in Massachusetts, certain qualified people may grow their own under certain conditions.
- Condo associations may not be able to prohibit residents from owning "comfort animals" of any kind.
- State law now prohibits discrimination among dog breeds. Associations can prohibit pets entirely or have a weight limit but cannot prohibit ownership of specific breeds of dogs.
- Some associations are considering holding electronic meetings.

Grounds/Property:

- Today's lawn mowing was not satisfactory. Some areas were not properly cut and debris was blown back on the grass and into mulch beds. Karen will pursue this.
- Some valves in the irrigation system failed over the weekend. Repairs will be made.
- American Pest Solutions sprayed the property today.

Buildings:

- The Building 6 deck project continues.
- In the near future, we will continue the securing of gutters with gutter screws on all buildings. We want to complete this project before winter.
- We are still looking at rain handlers for the rear of Building 2.
- We are getting prices to have carpets in common hallways cleaned.

Old Business:

- Trustees continue to work on revising the rules and regulations.

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

Our next open meeting will be held on Tuesday, June 25, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President