

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

May 28, 2019

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, and 2 unit owners.

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

Comments from the Floor: None.

Meeting Minutes:

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

Finances:

- As of today, we have \$14,379.41 in checking and \$202,774.52 in reserves for a grand total of \$217,153.93.
- As of today, we have arrearages of \$1,656 involving 5 owners.

Landscaping:

- We are still waiting for Setter Landscaping's arborist to inspect the trees on the property.
- Reminder: Do not plant or place any decorations in the plant beds until further notice. We are still in process of mulching and adding rock. **NOBODY SHOULD BE WORKING IN THE BEDS UNTIL FURTHER NOTICE.**
- The irrigation system has been started and checked and a few repairs have been made. Everything seems to be operating properly.
- Loam and seed have been added to some areas of the property. Sod will be applied to other areas soon.
- People and pets need to stay OFF the newly seeded areas so the grass can grow.
- A motion was made and seconded to have Carolyn Sowa provide us with appropriate signs and stakes to place on newly seeded areas at a cost not to exceed \$75. Vote: Passed.
- Laurine has installed flower pots at the mailbox area. Al White will water them as needed.
- Laurine replaced two bushes that were planted last year that did not make it through the winter.

Grounds/Property:

- The catch basin in front of Unit 75 has been repaired. All other catch basins will be inspected.
- The city is replacing Waste Management with a new company, Republic Services, at the end of June. We will not move forward on a new large dumpster area until we know exactly what type of containers Republic will provide.
- Termite control around Building 11 will happen on May 30.
- Fairview Fence still needs to inspect our perimeter fence to determine if repairs are required.
- We still need to treat the knotweed behind the fence line.

Buildings:

- Setter will clean the gutters in the near future.
- We still need to locate and order front door lights for Building 1.
- Replacement windows for the front common hallways of Building 4 have been ordered.
- Common hallway painting at Building 4 is on hold for now.

- Charter Cable replaced cable boxes on Buildings 3 and 7 on May 28.
- We are still looking for quotes for a railing on Building 10.
- We looked at pictures of deck skirting and will soon have a new style done to one of our decks so everyone can see it.
- We had Energy Savers inspect all our roofs and the Building 1 (Units 1-8) roof was found to be in very poor condition. We will be getting quotes for replacing it soon. The next worse building is Building 8 (Units 61-68).
- Building 10 has a few gutter issues. A motion was made and seconded to hire ASG Gutters to replace all gutters and downspouts on Building 10 with larger ones at a cost of \$2,562. Vote: Passed.

Unit Issues:

- Many people are using their decks and patios to store excess personal property. If you need to get rid of any junk, bring it to the Chicopee Landfill NOW. The landfill will close permanently at the end of June and, after that, there will be a cost attached to each item you want to dispose of. ACT NOW!
- Putting out food for the birds also attracts all other kinds of wildlife and creates problems. Do not feed the animals. Violators will be fined.
- Reminder: there should be no loud noise before 8 a.m. and after 10 p.m. Be considerate of your neighbors.

On-Going:

- Possible painting projects this summer include outdoor light posts and cellar windows.

New Business:

- Karen and Rosemary attended the Condo Expo in Boston recently.
- We are starting to prepare for our ANNUAL MEETING which will be on Tuesday, July 30.
- Future Meetings: June 11 and June 25.

There being no further business, the meeting adjourned at 8:05 p.m.

Our next open meeting will be on Tuesday, June 11, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Be considerate of your neighbors: No loud noise before 8 a.m. and after 10 p.m.
2. Break down all boxes before depositing in recycling dumpster.
3. Speed limit is still 10 MPH. Slow down!!!
4. Do not plant anything or place any decorations in plant beds until further notice.