

# **CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION**

## **Meeting Minutes**

**May 29, 2018**

Present: Luann Canedy, Richard Lacasse, Norman Muller, and 7 unit owners.

Mr. Muller called the meeting to order at 6:30 p.m.

### Comments from the Floor:

- Q.: The two arbor vitae in front of the Unit 69 deck are dead. They are a security and fire hazard and I would like to cut them close to the ground and allow the roots to decay this year. Next year, I would like to plant something else in their place.
- A.: We will discuss this and get back to you later this week.
- Q.: The Unit 69 deck privacy wall is in very bad condition.
- A.: We will check it and make necessary repairs.
- Q.: Are the arbor vitae going to be removed from behind Buildings 6 and 7? They currently provide a visual buffer from the brick yard as well as noise and dust abatement.
- A.: This was discussed as a way to facilitate growing grass behind those buildings but we do not have any plans to remove them at this time.
- Q.: The trees between Buildings 6 and 7 need to be trimmed as branches are rubbing against both buildings.
- A.: We will look into this.
- Q.: A unit owner in Building 7 has resumed his habit of parking in the visitor spot in front of Unit 51. Can something be done?
- A.: We will look into this.
- Q.: The front of Building 1 still needs work. Some new plants are needed.
- A.: There are plans to add plants to the area.

### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the May 8 open meeting. Vote: Passed.

### Finances:

- As of today, we have \$36,141.04 in checking and \$178,289.51 in savings for a grand total of \$214,430.55.
- We have not heard anything further about our financial review.
- We have \$499 in arrearages involving four unit owners.

Welcome and Social Committee: Nothing to report.

### Landscaping:

- Mulching was done on the property last week. Sod work still needs to be done.
- At our last meeting, Carolyn Sowa told Trustees she had talked with everyone in her building and had secured their input and cooperation about taking care of the landscaping in front of their building. She has planned to mulch the front of the building at her own expense and will deal with the weeds, etc. She and other volunteers mulched the front of Building 3 last weekend. They received many positive comments about the black mulch. Her use of non-chemical weed killer is working well so far. Our landscaper will only be responsible for mowing the front of the building.

#### Grounds/Property:

- We are still looking into our deteriorated concrete walks and steps.
- Repairs to the perimeter fence will be done soon.
- Two of the transformer boxes on the property have been painted. The other two will be painted as soon as surrounding plantings are trimmed or removed.
- Knotweed (bamboo) behind Buildings 4 and 5 have been sprayed and are dying.
- Sewer cover behind Building 8 has been repaired.
- There is a large tree near the big dumpster area that is dead and needs to be removed. We are getting prices.
- The speed bump will be installed soon.
- We received several positive comments about our refurbished entrance sign. We will trim some of the overhanging branches around the sign to allow a better view.

#### Buildings:

- Scheduling repairs in Building 5 is proving to be a challenge but we are working on it.
- We still need to install new front door lights at Building 4.
- We are still getting quotes for deck pressure washing.
- Some outside faucets have been replaced. We will do more later in the season if the budget allows.
- The first pest spraying of buildings was done last week.
- Work continues on the Meeting Room. Door handles were installed last week. Floor tile work should be done soon.

#### Unit Issues:

- Units 12, 37, and 63 are currently for sale.
- The Unit 9 cellar retaining wall is scheduled to be done this summer.
- The Unit 33-34 deck repairs have been completed.
- The bee nest in the tree in front of Unit 50 has been removed.

#### Old Business:

- Two Trustees attended the recent Condo Expo in Boston.

#### New Business:

- Our ANNUAL MEETING will be on Tuesday, July 31 this year. Two of the Trustees' terms are up and we anticipate a vacancy. If you are interested in running for office, please contact the Trustees for more information.

There being no further business, the meeting adjourned at 7:45 p.m. Our next open meeting will be on Tuesday, June 12, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,

  
Norman Muller  
Vice President

#### Reminders:

1. Speed limit is still 10 MPH. SLOW DOWN!!!
2. Break down boxes before depositing them in the recycling dumpster. Recycling is picked up only every two weeks.
3. Warm weather is here and windows are open. Be considerate of your neighbors and avoid loud noises between 10 p.m. and 8 a.m.