

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

May 30, 2017

Present: Luann Canedy, Laurine Ferrarini, Richard Lacasse, Norman Muller and two unit owners.

Mr. Muller called the meeting to order at 6:28 p.m.

Comments from the Floor:

Q: What can be done about a young person playing ball on the property who darts into the roadway to retrieve the ball.

A: We will send a letter expressing our concern for the young person's safety to the parents.

Q: The landscapers were on the property and were sitting on the tailgate of their truck while the truck was being driven on the property.

A: We will discuss this with the owner of the landscaping company.

Q: The top to the catch basin in the triangle area is loose and seems to not be secured in place.

A: We will have this problem corrected.

Meeting Minutes:

- A motion was made to accept the minutes of the April 25 open meeting and the May 9 closed meeting.
Vote: Passed.

Notes from May 9 Closed Meeting:

- We recently had an issue where people jumped over the fence behind Building 2 and attempted to break into a vehicle on the property. It appears all lights at Ray Ashe Park are turned off at night except those lighting the now unused path between the park and our property. We will contact the Parks Department to see if they can permanently switch off those lights.
- Trustees discussed a dumpster surround for the small dumpster area. Due to its location, there does not seem to be a practical way to accomplish this.

Finances:

- As of today, we have \$21,164.70 in checking and \$179,796.32 in savings for a grand total of \$200,961.02.
- As of today, we have \$37 in arrearages involving two unit owners.

Intruders on the Property:

- The lights on the path in Ray Ashe Park are still on. Several calls indicate no one in the city is sure who controls those lights. Our next step will be to contact the Mayor's office.

Landscaping:

- Lawn care has begun. Fertilizer and pest control has been applied.
- New plantings have been installed on one of the mounds in the triangle area. Work continues on the plant beds in front of Buildings 1 and 2.
- We will address mulch once all the new plants have been installed.
- There are problems with the irrigation system. System damage occurred over the winter that needs to be addressed before we can begin to operate the system. This should be done this week.

Grounds/Property:

- Work to the gas pipes behind Building 3 has been completed.
- Bamboo around the other side of the perimeter fence has been chopped down and the area treated.
- We are still waiting for a report on our perimeter fence from the fence company.
- The fence between Buildings 2 and 3 needs to be power washed.
- We are in process of scheduling waste pipe cleaning for Buildings 1, 2, and 3.
- We are waiting for a report from Ed Severence on where we stand with regard to the hill remediation project.

- Braman is due to apply pest control to the perimeter of all buildings later this week.
- The area of Building 3 was inspected for termites and none were found.
- Trustees plan to walk the property as soon as the weather improves.

Buildings:

- The Unit 5-8 hallway was painted. The four unit doors in that hallway as well as the inside of the front door will be painted soon.
- We still need to inspect all the roof ridge vents.
- We expect to schedule cleaning of gutters and downspouts soon.
- The new Unit 83-84 front door was installed. Trim work will be completed as soon as the doorbell/intercom system is replaced.
- A motion was made and seconded to hire Holyoke Lock to replace the doorbell/intercom system for Building 11. Vote: Passed. Norman will coordinate.
- The siding on one end of Building 5 seems to be buckled. We will have that checked.
- Work on the Building 1 decks should be completed in another week, weather permitting.
- Work on the Meeting Room continues.
- Loose siding was reported on the front of building 7. We will have Tom look at it.
- We may have more common hallways painted later this year if finances permit.

Unit Issues:

- A unit owner was fined for allowing guests to use other unit numbered parking spots without permission, and appealed the fine. Trustees discussed the appeal and, in view of the fact that this is a second offense, a motion was made and seconded to uphold the fine. Vote: Passed. A letter will be sent to the owner.

On-Going/Other:

- Discussion of new insurance rules continues.
- Work on a resident handbook continues.
- Work on our Mass Save application continues.

New Business:

- We are looking into creating new visitor parking spaces in the area of Building 4.
- A motion was made and seconded to table the issue of moving electrical transformers on the property to create new parking spots until such time as the asphalt roadways need to be replaced. Vote: Passed.
- Trustees discussed the new Massachusetts law governing use of grills on decks and near buildings. We will publish more information on this issue in our upcoming newsletter.
- Work continues on the July 25 Annual Meeting preparations. We are finalizing a newsletter as well as annual profile forms. These will be handed out in June.

There being no further business, the meeting adjourned at 8:40 p.m. Our next open meeting will be on Tuesday, June 27, 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 on the property is 10 MPH. Slow down!!!
2. Be very careful when using gas grills on your decks. Before lighting the grill make sure it is away from siding and railings.
3. Break down ALL boxes before depositing them in the recycling dumpster. Recycling gets emptied only every two weeks.
4. If you see suspicious activity anywhere on the property, call the police immediately, then notify the Association.
5. ANNUAL MEETING, JULY 25. PLAN TO ATTEND.