

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

May 5, 2020

Present: Karen Burkinshaw, Norman Muller, and Rosemary Thompson. Richard Lacasse and Al White were remotely present via telephone. There were no other unit owners present.

Ms. Burkinshaw called the meeting to order at 6:30 p.m.

Comments from the Floor: None

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the April 21 meeting. Vote: Passed.

Finances:

- As of today, we have \$29,356.89 in checking and \$210,345.18 in reserves for a grand total of \$239,702.07.
- It is too early in the month to report on arrearages.

Snow Removal:

- Some of the snow-related damage has been fixed. The area in front of Unit 35 still needs attention.
- We are getting prices to have berm repairs done.
- The ice melt container has been stored for the summer. Our ice melt spreader is being cleaned and will be stored for future use.

Landscaping:

- We have not moved forward with any tree replacements at this time.
- The irrigation system will be turned on this week.
- Spring cleanup has been completed, however, we may be adding mulch to some or all of the plant beds in front of the units. Until further notice, residents should not put decorations, annual plants, etc., in the mulch beds.
- Trustees will be looking at the backs of all buildings to determine what landscaping work needs to be done. We will discuss and prioritize our findings.

Grounds/Property:

- Work has begun on the Building 4 back door replacement project.
- We still need to hear from Theroux Brothers as to when our new dumpster pad project will be done.
- Catch basin cleaning will be done in the near future.
- Decks, steps and railings will be inspected in the near future to determine if any repairs/replacements are needed.

Buildings:

- Building 8 will be getting a new roof next week. More information on that will be posted at the bulletin board and delivered to affected residents.
- Due to a reported problem about a small area of charm-stone that has pulled away from Building 5, we have had two contractors look at the problem and we are waiting for a third contractor to give us an assessment. Once we receive proposals and estimates we will proceed with the repair.

- A motion was made and seconded to hire Blanchard Remodeling to add railings to the front of Building 6. Vote: Passed. Al will call and schedule this.

Unit Issues:

- Trustees discussed several minor unit issues.

New Business:

- Future meeting: May 19.
- Trustees further discussed our upcoming annual meeting in the light of the pandemic and social distancing.

There being no further business, the meeting adjourned at 8:25 p.m. Our next meeting will be on Tuesday, May 19, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Please do not add plants or decorations to the plant beds until the landscapers have completed their work.
2. We have some upcoming projects such as the Building 8 roof replacement and the Building 6 railing installation that will require residents of those building to park elsewhere for a short period of time. If your neighbors ask you to use your extra parking spaces, please be cooperative.
3. We still have people who need to break down and flatten their boxes before depositing them in the recycling dumpsters.
4. Spring flowers are popping up—speed limit on the property is not. Speed limit is still 10 MPH.
5. Have your smoke/carbon monoxide detectors reached the end of their lives? Check the dates on your detectors. Useful life is 7 to 9 years.