

## CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

### Meeting Minutes

May 8, 2018

Present: Karen Burkinshaw, Luann Canedy, Laurine Ferrarini, Richard Lacasse, Norman Muller, and seven unit owners.

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

#### Comments from the Floor:

Q.: A number of vehicles did not move off the property for cleanup day, May 1 and these people should be fined.

A.: People do not like it when we threaten them with fines but, without such threats, they do not cooperate.

Q.: My doorbell is not working.

A.: Most of the original doorbells have failed. Most people now use wireless doorbells that are readily available at reasonable cost.

Q.: I am interested in having my deck power washed.

A.: We are looking for quotes. One contractor looked at the job but did not quote and another failed to show for a scheduled appointment. We are continuing the search.

Q.: I observed a lawn care person smoking on the property.

A.: Contractors, including lawn care people, should not be smoking on the property.

Q.: It appears our cleaning service is not cleaning the Building 11 common hallways.

A.: We will check with them to insure this is done.

#### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the April 28 meeting. Vote: Passed.

#### Finances:

- As of today, we have \$26,257.47 in checking and \$174,422.35 in savings for a grand total of \$200,679.82.
- It is too early in the month to report on arrearages.
- Our financial review is still in progress.

#### Welcome/Social Committee:

- Committee is still looking at possible activities for the coming months.
- The Committee welcomed the new owners of Unit 1 recently.

#### Entrance Sign:

- Our refurbished sign has been installed. Thanks go to Karen Burkinshaw for all her work on this sign.

#### Landscaping:

- GTC needs to provide us with an up-to-date insurance certificate.
- Spring cleanup has been done but mulching and sod still need to be completed. Owners should hold off on planting until this work is done. We will post a notice when planting can begin.
- We are trying to schedule weekly lawn mowing for either Wednesday or Thursday.
- Grass areas will be aerated and lime applied this fall. Grub control will be done shortly.
- Laurine and Karen will be shopping for new plants to fill bare spots.
- Mulch is scheduled to be applied soon to some areas of the property. Sod will also be added in a few areas. Please wait until all work is completed before adding plants. We will notify everyone when the work is done.
- Residents of Building 3 have decided to apply black mulch to the front of their building. They will be doing this work themselves at no cost to the Association. Building 3, under Carolyn Sowa's supervision and coordination, has become a test area for non-chemical weed treatment.

#### Grounds/Property:

- We have had two contractors look at the deteriorating concrete on the property. No one can tell us with any certainty why new concrete areas failed so soon.
- We are getting quotes to redo the large dumpster area. With single-stream recycling, we no longer need all the space the toters used to take up.
- A motion was made and seconded to hire Fairview Fence to repair the perimeter fence at a cost of \$260. Vote: Passed.
- A motion was made and seconded to hire Fairview Fence to replace cellar patio privacy panels at Building 5 at a cost of \$1,085. Vote: Passed.
- Electric transformer boxes on the property will be painted as soon as we trim/remove adjacent plantings.
- Someone is throwing large quantities of bird seed at the corner of Worthington Street and Lambert Terrace. This attracts unwanted animals and wildlife.
- Ed Severance needs to have the Conservation Commission inspect the hill behind Building 2 so they can sign off on it.
- The knotweed and sumac behind Buildings 4 and 5 will be trimmed soon. A motion was made and seconded to hire Mass Tree to do this job at a cost of \$1,000. Vote: Passed.
- Luann will contact the Chicopee DPW to repair the sewer cover behind Unit 68.

#### Buildings:

- We are still getting quotes for deck pressure washing.
- A plumber will be changing some of the outdoor faucets later this week.
- Residents have contacted us regarding mice in their units. Mice can enter a building through the smallest openings and they will go where there is food. People who leave open food containers lying around or who keep food and water available for their pets may see them. You can put steel wool in any openings around pipes, use traps or sticky traps to eliminate them but you should NOT use any type of poison on the exterior of your unit where pets or children could come in contact with it.
- Braman Pest Control will apply termite traps around Building 11 later this week.
- Work on the Meeting Room continues. We are making progress.
- A motion was made and seconded to have Tom Stebbins repair the Units 33-34 decks at a cost of \$600. Vote: Passed.

#### Unit Issues:

- Two units are currently up for sale.
- One unit is due to be foreclosed later this month.
- The lawsuit against the Association has been settled.

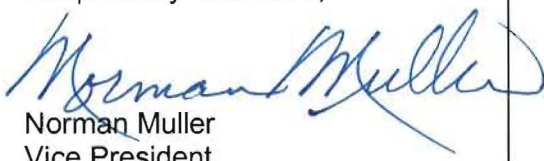
#### New Business:

- Some Trustees will be attending the Condo Expo later this month.
- Future Meetings: Tuesday, May 29 and Tuesday, June 12, both at 6:30 p.m. in the Meeting Room.

There being no further business, the meeting adjourned at 8:50 p.m.

Our next open meeting will be on Tuesday, May 29, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,

  
Norman Muller  
Vice President

#### Reminders:

1. Break down boxes before depositing them in the recycling dumpster. Additional pick-ups will cost us extra money and increase condo fees.
2. Water and sewer rates increase regularly and our bills are already high. Conserve water.
3. Speed limit is 10 MPH. **Slow down.**