

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

June 24, 2014

Present: Karen Burkinshaw, Brian Gauthier, Richard Lacasse, Linda McClay, Norman Muller, and one unit owner.

Ms. Burkinshaw called the meeting to order at 6:32 p.m.

Comments from the floor:

Q.: The storage unit near the entrance was a traffic hazard. Why wasn't it placed across from the Meeting Room?

A.: The storage container was used to store materials needed to refurbish the decks. It was placed in close proximity to Building 7 whose decks were being refurbished.

Q.: Many organizations are attempting to be more transparent in their dealings. Why isn't our budget broken down into more detail so we would know where money was being spent?

A.: We are very transparent in our financial dealings. Association business is conducted at our open meeting every month so people can attend and hear what is happening and ask questions.

Q.: We did not get value for money spent on the refurbishing of the Building 11 landscaping.

A.: A good portion of the money spent was to remove old bushes and plants with large root systems from all sides of the building. A new mature tree was added as well as other flowering plants. The amount of work done was reflected in the price we paid.

Q.: Last summer was one of the wettest summers in a long time. What percentage did we save on our water bill?

A.: Our irrigation system is metered separately from the rest of the water used on the property. We do not pay sewer charges on the irrigation water. The city has a history of sending us estimated bills which makes it difficult to figure out actual costs. As an example, our current bill has a negative balance. Richard will contact the Water Department to attempt to secure an explanation of our current irrigation water bill.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the May 27 open meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the June 10 closed meeting. Vote: Passed.

Finances:

- As of today, we have \$8,098.35 in checking and \$140,840.37 in savings for a grand total of \$148,938.72.
- Our state and federal tax returns have been filed and taxes paid.
- We are in process of having a review done of our financial records.
- We currently have arrearages of \$1,822 involving six owners.
- As of today, 34 owners have paid 100% of their assessment and 30 owners have not begun to pay their assessment. The remaining 22 owners are paying their assessment in monthly installments. Everyone's assessment must be paid in full by October 15, 2014.

Mailbox Structure:

- We expect this project will begin in the next week. The project will take approximately one month to complete.

Buildings:

- We are waiting for prices to have the front and rear outside doors of Building 1 painted.
- All AC breaker boxes on Building 1 were replaced at individual owner expense.
- Rain Handlers will be installed on the remainder of the rear of Building 2 later this summer.
- A structural issue with two of the Building 4 decks was brought to our attention and we are looking into ways to correct the problem.
- The front hall carpets in Buildings 1, 4, and 11 will be cleaned on July 9. Affected residents will be notified.
- Trustees updated the unit issues list and reviewed Tom Stebbins' "To Do" List.

Grounds/Property:

- Tree trimming work was completed in early June and bamboo work was done on June 16.
- Our sprinkler system is up and running but a few issues need to be corrected.
- We are still waiting for possible solutions to the failing light over the large dumpster area.
- We received a quote from our landscaper to rejuvenate plantings in front of Building 8.

Annual Meeting:

- Trustees spent time reviewing Annual Meeting materials (Newsletter, Profile, Proxy, etc.).
- We are looking at the possibility of having a speaker at our Annual Meeting.

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

Our next open meeting will be the ANNUAL MEETING, on Tuesday, July 29, at 6:30 p.m. in the Meeting Room. All owners should plan to attend; renters are also invited.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. This is your community. If you see a problem, report it by calling our answering service at 388-1221.
2. If you see strangers acting suspiciously, call the police.