

# CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

## Meeting Minutes

June 26, 2018

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

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

### Comments from the Floor:

- Efforts to grow grass behind Buildings 6 and 7 were briefly discussed. A new type of grass seed was planted and results were disappointing. It appears the only remedy is to replace some of the dirt with loam and spend several years enriching the soil. The process would be lengthy and expensive. The status of the Chicopee Mason Supplies trees overhanging our property was also discussed. We will look into trimming the trees.

### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the May 29 open meeting. Vote: Passed.

### Finances:

- As of today, we have \$34,829.91 in checking and \$182,261.12 in savings for a grand total of \$217,091.03.
- Our water bill of \$13,559 for the quarter ending May 24 arrived today. The irrigation water bill for the same time period is \$187.24.
- We currently have arrearages of \$307 involving 4 unit owners.
- Our financial review should be ready by mid July.

### Welcome & Social Committee:

- The weather thus far, has not been conducive to having community events. This should change soon.

### Landscaping:

- Fertilizer will be applied later this week or early next week.
- Plantings will be pruned in mid July.
- Since we cannot find good quality pre-cast steps, we are considering replacing some broken front steps with wooden ones. Research continues.
- Chicopee Electric Light has painted two of the transformers on the property. The other two still need to be painted.
- Old bushes are scheduled to be removed from around the transformer located between Buildings 1 and 2.
- We received a quote from Mass Tree to remove three dead/diseased trees from the property. A motion was made and seconded to have this work done. Vote: Passed.
- A few minor irrigation system problems were corrected this week.
- A motion was made and seconded to have a light installed adjacent to the small dumpster area. Vote: Passed. We will also have the new front door lights for Building 4 installed at the same time.

### Buildings:

- A letter will be sent to the owner of Unit 38 to coordinate accessing his unit for purposes of inspecting the front foundation wall and arranging necessary repairs.
- A faulty outside faucet at the rear of Unit 41 will be removed and the pipe capped. Laurine will coordinate with our plumber.
- The Unit 85-86 front door needs to be painted. Richard will schedule this with Chris, our painter.
- We are still trying to get prices for pressure washing of decks. So far, three contractors have made appointments to look at and discuss this issue and none of them has showed up for their appointments nor have they provided quotes.
- We will consider front door kick-plate replacements later this summer.

- Meeting Room repairs continue. The termite damaged post has been replaced, broken floor tiles have been replaced, and all lights have been cleaned. We still need to install drawer handles in the kitchen area, finish painting the trim and doors, and have the floor cleaned.
- Gutter and downspout cleaning will be done soon. Several downspout elbows need to be replaced.
- We will have Mr. Gutter look at several gutter problems at Building 4.

Unit Issues:

- Unit 9 retaining wall replacement is in process.
- We are looking at front step options as we hope to replace the Unit 9-10 front steps this year.
- There were 4 units for sale on the property. One was sold recently and the closing will take place in mid July.

Old Business:

- Some of the downspout extensions on Buildings 2, 3, 4, and 5 have been in place for over 20 years. We need to check on their condition and replace if necessary.
- We are still looking for a licensed and insured contractor to do small jobs on the property.

New Business:

- Our Annual Meeting will be on July 31 this year. Two Trustees whose terms are up will not be running again. So far, two owners, Lisa Kelleher and Rosemary Thompson, have indicated their intention to run for office. If anyone else is interested, please get in touch with the Trustees.
- The Chicopee Board of Assessors is in process of updating property valuations and has contacted several owners to measure and re-list their property information. If you are contacted, you should check the data collectors' ID and credentials before allowing them into your unit.

There being no further business, the meeting adjourned at 8:45 p.m.

Our next meeting will be on Tuesday, July 17, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,

  
Norman Muller  
Vice President

**Reminders:**

1. We still have people who do not break down large boxes. This causes the recycling dumpsters to fill up long before collection day.
2. Speed bump is in place and speed is still 10 MPH on the property.