

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

June 27, 2017

Present: Karen Burkinshaw, Luann Canedy, Laurine Ferrarini, Richard Lacasse, Norman Muller, and 18 unit owners.

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

Ms. Burkinshaw began the meeting by thanking Laurine for all the work she has done on our landscaping this year and pointing out that, if Clearview Heights had to pay for all the labor and expertise she gives us, the cost would be well over \$50,000 per year.

Comments from the Floor:

Q.: I planted some flowers in front of my unit and they were removed.

A.: At this point, a very lengthy discussion ensued about planting, weeding, and the landscaping in general. Weeds are a constant problem and landscaping companies will not hand-weed plant beds and, even if they did, the cost of such service would be prohibitive so the current practice is to use chemicals to kill weeds. Laurine requested that people plant their annuals in containers so when chemicals are applied, the containers could be moved to prevent killing the flowers. Some people did not get this message or received it after they had planted their flowers and discussion continued. Apologies were extended and hopefully accepted and we will try to avoid such problems in the future. Some people objected to the use of chemicals on the property. Some people are willing to weed their areas while others have no interest to do so. Everybody wants to live in a nice place and have the grounds look good but people differ on what looks good. This discussion led to comments about communication of information to the community. People want to see agendas or at least topics to be discussed posted before meetings. People want to be able to vote on everything. We have one open meeting each month (except December) and very few people attend meetings. The comments-from-the-floor section at each open meeting is available for anyone to ask any questions or discuss anything they want. People rarely stay for an entire meeting. Based on questions and comments put to Trustees, it appears many people do not read posted meeting minutes or other material we send out. We will try to post agendas or a list of topics to be discussed prior to meetings to see if that will improve communication.

Q.: One owner in Building 7 always parks in a visitor parking spot instead of his numbered spot.

A.: We may change the visitor spot in question to the person's unit number and make one of his current numbered spots a visitor spot.

Q.: My back steps were recently replaced and they do not meet code and they are a real "hack job".

A.: The original steps were of uneven height and our attempt to replace them with usable steps that would still allow enough space between the steps and the fence so lawnmowers and other equipment could pass through that area were not good. Our solution would be to relocate the steps to one of the two sidewalls of the deck, where there would be enough space to install appropriate steps. As soon as the owners get back to us about their preferred side to use, we will schedule repairs.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the May 30 open meeting and the June 13 closed meeting. Vote: Passed.

Notes from June 13 Closed Meeting:

- In the course of working on the plant beds, Laurine has received many comments, both positive and negative. A few people have been verbally abusive.
- Once the weed problem is under control, mulch will be used sparingly. It will be applied to the front of Building 1, one of the mounds in the triangle area and the two places where rubber mulch was removed. Mulch is usually full of weed seeds and is the probable cause of our weed problem.

- A motion was made and seconded to hire Fairview Fence to do minor repairs to the perimeter fence at a cost of \$325. Vote: Passed. Trustees decided to table a fence surround for the small dumpster area for the time being. Note: On June 20, a storm caused a large tree behind the fence between Buildings 2 and 3 to fall down, breaking several fence pickets. We will have repairs done by the fence person and, obviously, the cost will increase.
- A motion was made and seconded to have Tom Stebbins replace the Unit 20 and 26 deck stairs at a cost of \$300. Vote: Passed. A third set of steps was found to have damage and it was also replaced at the same time.
- Both of the above motions were reaffirmed at the June 27 meeting.

Finances:

- As of today, we have \$18,530.90 in checking and \$183,543.49 in savings for a grand total of \$202,074.39.
- As of today, we have arrearages of \$267 involving two owners.
- We received the water bills this week. The regular water bill covering the units for the period of February 3 to May 30 is \$15,108.99. The irrigation water bill for the period of November 1, 2016 to May 30, 2017 is \$115.28.

Landscaping:

- Mulch will be applied to the areas listed previously during the week of July 4.

Grounds/Property:

- We are waiting for Fairview Fence to schedule our fence repairs.
- We need to schedule the Building 1, 2, and 3 sewer lines cleaning again. The contractor failed to show up for the first two scheduled appointments.
- We are still waiting for a proposal from Tim Sirard for sidewalk repairs.
- Ed Severance reported that the Conservation Commission still needs to make a final site visit before closing the hill remediation project. Once the commission signs off, the papers will be filed at the Hampden County Registry of Deeds.
- Ed Severance gave us a price to replace the berms around four of our islands. He would install approximately 275 linear feet of concrete berms at a cost of \$16,000.
- We received a quote from Mr. Sealgood to seal asphalt cracks and reline a few parking spots. A motion was made and seconded to hire Mr. Sealgood to do the quoted work at a cost not to exceed \$1,000.
- A question was raised about grills on the property. Massachusetts enacted a new law last year that imposes strict limitations on where open fire equipment (gas grills, charcoal grills, fire pits, etc.) can be used. We plan to have more information about this at the Annual Meeting.

Property Walk:

- Trustees walked the property on the morning of June 17. Many units have junk and other things stored on decks and basement patios. We need to decide if and how we want to treat this issue.

Buildings:

- Landscaping has been completed in front of Building 1. A motion was made and seconded to bill the driver of a car that jumped the sidewalk and destroyed some plants \$50 to pay for replacements. Vote: Passed. Some residents remarked that the front of Building 1 does not look lovely at this time. Some of the shrubs were transplanted from other parts of the property and some of the existing plants were severely cut back to encourage new growth and to remove dead and diseased areas. Several new plants were added at a minimal cost. If we had removed all the old bushes and replaced them with all new ones, it would have cost us \$65 to remove each bush and an average price of \$85 for each new plant. In light of the deficit in the snow removal account, a projected deficit in the water account, and general dislike of increasing condo fees, the Board

decided to take the approach it did with respect to the rehabilitation of plantings in front of Building 1. We expect that by next year, the plantings will fill in and the area will look fine.

- Doors in the Unit 5-8 front hallway, including the inside of the main door, still need to be painted. Our painter is currently on sick leave and will do this when she returns to work.
- Gutters and downspouts are being cleaned this week.
- The Building 7 roof, which was replaced last December, seems to be wearing already. We will have the contractor check the roof and we will also ask him to clean up the asphalt marks on rear decks while he is here.
- The Unit 26 steps need to be replaced.
- An outdoor faucet on Building 9 is leaking and needs to be replaced. Laurine will take care of this.
- A new doorbell/intercom system is currently being installed in Building 11. Once this is done, we will have Ron Pelc finish installing the trim on the new front door.
- Work continues on setting a new storm door standard.
- We still need to get a quote from Ron Pelc for railings for the fronts of Buildings 2, 6, and 10.
- We need to look into a pressure reduction valve for the irrigation water line. High pressure at night is causing some problems.

Unit Issues:

- The owner of a unit reported a rock cracked the glass in her ground-level slider.
- Two owners in Building 2 have reported problems with rain damaging their sliders. We need to investigate this.
- We received a complaint about an owner not parking properly and causing problems for adjacent parking spots.
- We still need to repair siding at Unit 42 and also in front of Building 7.

On-Going/Other:

- Work continues on the new insurance rule.
- Work continues on the new resident handbook.
- Laurine is still working on getting us registered with MassSave.
- We are still working on Massachusetts marijuana laws and how they impact condo associations.

New Business:

- We are looking into getting legal help to facilitate making changes to our by-laws.
- The Annual Meeting is next month, July 25. Newsletters and profiles have already been distributed. We still need to prepare a proxy form and other materials for the meeting.

There being no further business, the meeting adjourned at 10:10 p.m.

Our next open meeting, the ANNUAL MEETING, will be held on Tuesday, July 25, in the Meeting Room at 6:30 p.m. Meet and greet will begin at 6:00 p.m. All owners are invited.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. When is the last time you cleaned your dryer vent? Some dryer vents are so full of lint that the flapper does not close and there is lint on the ground. This is a fire waiting to happen. . . .
2. Have you checked the outside part of your air conditioner lately? Some of them are so full of dirt, leaves, etc., it is a wonder they work.
3. The speed limit on the property is 10 MPH. Slow Down!!