

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

June 9, 2020

Present: Karen Burkinshaw, Norman Muller, Al White, and Rosemary Thompson. Richard Lacasse was remotely present via telephone. One unit owner was also present.

Ms. Burkinshaw called the meeting to order at 6:35 p.m.

Comments from the Floor:

- A unit owner had questions about a few issues in his unit and we will be checking into this. He also asked about the siding on the back of his building.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the May 19 meeting. Vote: Passed.

Finances:

- As of today, we have \$23,951.20 in checking and \$179,985.88 in reserves for a grand total of \$203,937.08.
- It is too soon in the month to report on arrearages.
- We are waiting for an update from our attorney about an account that is in collections.

Landscaping:

- We are still looking for quotes to repair damage to our berms.
- The former path to the park between Buildings 1 and 2 has been loamed and seeded.
- There is a dead bush in front of Units 54-55 that needs to be replaced.
- We received a price to remove overhanging branches behind Buildings 6 and 7 using a large crane. The entire project is not financially feasible now but we may reconsider it at some other time.
- Last week, Setter Landscaping applied the mulch that we ordered and ran short. On June 5, an email motion was made and seconded to have Setter supply an additional 5 cubic yards of mulch to finish the project as well as to mulch around the two trees between Buildings 6 and 7.
- On May 27 an email motion was made and seconded to hire Mass Tree to remove two diseased trees between Buildings 6 and 7 and trim the two remaining trees. Vote: Passed. The work was completed last week.
- Ed Severance reviewed our slope stabilization issue behind Building 2 and submitted a report to the Chicopee Conservation Commission a few days ago.
- We have had problems with our irrigation system this week. Several zone valves need to be replaced and we had a major water line break behind Building 3.
- We will need to have bushes and plantings in the back of Building 3 trimmed in anticipation of replacing the deck skirting.

Grounds/Property:

- We are still waiting for start dates on several projects: main dumpster pad replacement, catch basin cleaning, and parking spot relining and asphalt patching.
- Columbia Gas recently finished repainting all exposed gas pipes on the property.
- On May 27, an email motion was made and seconded to increase recycling dumpster pickups to weekly. Vote: Passed.
- Outdoor lamp posts will be repainted in the near future.

Buildings:

- A motion was made and seconded to hire Tom Stebbins to replace the skirting on the ten Building 3 decks. Work should start soon.
- On June 2 an email motion was made and seconded to hire Tom Stebbins to clean the gutters and downspouts. Vote: Passed. The work is being done this week.
- Building 4 front doors are scheduled to be replaced later this month.
- On May 27 an email motion was made and seconded to hire Rene Breton to repair the charmstone in front of Unit 38. Vote: Passed. The charmstone repair in front of Unit 38 has been completed.
- The latches on the deck skirting doors at Building 11 have been adjusted.
- New railings were recently installed in front of Building 6.
- On May 26 an email motion was made and seconded to hire Custom Railing to replace the front stair railings at Units 63-64. Vote: Passed. New railings were installed at Units 63-64 last week.
- On June 2 an email motion was made and seconded to have Tom Stebbins replace the broken deck steps at Unit 70. Vote: Passed. Steps are scheduled to be replaced later this week.
- Signage on Buildings 1, 4, and 11 is in process of being refurbished.
- Most of the units on the property have their unit number on their front door. When the front door is left open, the unit number is not visible and this hampers visitors and delivery people from finding the units they are looking for. Additionally, many numbers are in poor condition. We are looking at ways to correct this problem.

Unit Issues:

- Trustees discussed several unit issues. Specific items included residents feeding animals, oil-stained parking spots, residents using decks and patios to store junk, etc.

Old Business:


- Trustees are still discussing logistics for conducting the Annual Meeting in this time of social distancing.

New Business:

- Future meetings: June 23 and July 14. ANNUAL MEETING will be July 28.

There being no further business, the meeting adjourned at 8:55 p.m. Our next meeting will be on Tuesday, June 23, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,


Norman Muller
Vice President

REMINDERS:

1. Mulching and plant trimming have been done. If you wish to plant your annuals or place decorations in the plant beds, feel free to do so. Anything that blocks lawn mowing or the sprinkler system may be moved.
2. Speed limit is still 10 MPH.
3. Mark your calendar now. Annual Meeting is July 28.