

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

July 13, 2021

Present: Karen Burkinshaw, Don Dominique, Richard Lacasse, Norman Muller, Rosemary Thompson, and two unit owners.

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

Comments from the Floor:

- Shirley Ariaga, the owner of Unit 36, introduced herself to the people present and announced that she has taken out papers to run for Councilor-At-Large for the city of Chicopee. We wish her the best of luck in this endeavor.

Meeting Minutes:

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

Finances:

- As of today, we have \$15,703.12 in checking and \$155,251.02 in reserves for a grand total of \$170,954.14.
- As of today, we have \$8,133 in arrearages involving seven owners. Due to the recent deaths of two owners, two units owe a combined amount of \$7,420. The remaining five owners owe a total of \$713.

Snow Removal:

- Our ice melt spreader has been cleaned and tuned and is stored for the summer.

Landscaping:

- Weeding and trimming began on June 29 but is not yet finished due to the constant wet weather.
- Trustees looked at a list of several small projects that could be done on the property.
- There are a few dead bushes on the property that need to be replaced.
- The work behind Unit 68 has now been completed with the installation of fresh sod.
- Our irrigation people corrected a problem in front of Unit 59. The irrigation system now seems to be running properly.
- The knot wood/bamboo behind several buildings was treated and cut.

Grounds/Property:

- Braman will be doing the second pest control application on June 15, weather permitting.
- The catch basin in front of Unit 75 still needs to be raised.
- Fairview Fence still needs to do repairs on the perimeter fence.

Buildings:

- The bee issue on the end of Building 3 has been resolved.
- Gutters/downspouts will be cleaned as soon as weather permits.
- Unit 67 deck footing will be repaired as soon as weather permits.
- A leak problem at Building 5 will necessitate removing and reinstalling roofline flashing and this will be done as soon as weather permits.
- The cellar foundation crack at Building 1 is scheduled to be repaired in the fall.

- As a result of recent problems with the Buildings 2 and 5 roofs, we are getting prices to re-roof both buildings.
- The Unit 45-46 railings have been reinstalled.
- Our cleaning service seems to have disappeared. We are looking to get cleaning services for the common hallways in Buildings 1, 4, and 11.

Unit Issues:

- Trustees discussed several unit issues.
- Trustees discussed our current slider reimbursement policy. A motion was made and seconded to adjust the policy, as of August 1, 2021, to say that we will subsidize slider replacement every 20 years. Vote: Passed.

New Business:

- Trustees finalized plans for the ANNUAL MEETING.
- At a future meeting, Trustees will discuss the current deductible on our master insurance policy with an eye to possibly raising it.
- Our current water bill contained information about upcoming rate increases for water and sewerage. This will certainly affect condo fees for the coming year.
- Future meetings: ANNUAL MEETING on July 27 with business meeting to follow.

There being no further business, the meeting adjourned at 8:30 p.m. **Our next meeting, our ANNUAL MEETING, will be on Tuesday, July 27, at 6:00 p.m.** All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

REMINDERS:

1. Plan to attend the **Annual Meeting** on July 27 at 6 p.m. The minutes of the 2020 Annual Meeting are on our website if you want to review them prior to this meeting.
2. Please turn in completed PROFILE before August 10.
3. *Speed limit on the property is still 10 MPH. Slow down!!!*
4. Check your parking spots occasionally to see if your vehicle is leaking fluids. Repair leaks and clean your spot. If our contractor cleans your spot, you will be billed.
5. Civility: Please make every attempt to coexist peacefully with your neighbors. Let's all try to play well together.