

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

July 17, 2018

Present: Karen Burkinshaw, Luann Canedy, Laurine Ferrarini, Norman Muller, and the owners of seven units.

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

Comments from the Floor: None

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the June 26 meeting. Vote: Passed.

Finances:

- As of today, we have \$39,098.69 in checking and \$186,072.02 in savings for a grand total of \$225,170.71.
- As of today, we have arrearages of \$542 involving three owners.

Welcome/Social Committee: Nothing to report.

Profiles: Thus far, 54 completed profiles have been returned.

Landscaping:

- Trimming of plantings will take place the week of July 23.
- We have mole holes and other depressions behind Building 5 and Building 1. Many of the depressions are caused by decaying tree stumps.
- Thank you to Don Dominique for trimming the three weeping fig trees on the property.

Grounds/Property:

- We are still dealing with cement issues. We received a quote to replace deteriorated sidewalk in front of Unit 59 and seal the walks in front of Buildings 3 and 8. We will get more quotes before making a decision.
- We received a quote of \$10,000 to replace the entire large dumpster pad. We have no plans to address this area this year.
- Fence repairs have been completed and Building 5 cellar-level privacy panels have been replaced.
- Chicopee Electric plans to repaint the two transformers on the property that have not been done yet.
- We are waiting for a quote to trim various trees around the property.
- Knotweed behind the perimeter fence has been sprayed.
- An additional light will be installed in the vicinity of the small dumpster area. Low-hanging tree branches in that area will be trimmed as well.

Buildings:

- Today's heavy rains caused several basement leaks at Building 5. Large amounts of water pushed out the seals around soil pipes going through foundations. We will need to address this issue very soon.
- The new Unit 85-86 front door still needs to be painted.

- We are still looking at ways to get decks pressure washed. High water and sewer costs make using large quantities of water an expensive problem.
- We received a quote to replace gutters and downspouts on Building 4. We will get more quotes before moving forward.
- A motion was made and seconded to hire GTC to extend the front corner downspout at Unit 9. Vote: Passed.
- We will address the front door kick-plate project later this year. The proposed fix we tried at Units 23-24 has been working well.
- Work on the Meeting Room continues. We recently had another small flood in the Meeting Room caused by an air conditioning unit freezing over.

Unit Issues:

- Unit 6 will have new renters in September.
- The Unit 9 rear retaining wall has been completed.
- Unit 60 sale will close this week. Units 12, 37, and 63 appear to have buyers.
- We are looking to have a larger downspout installed on the front corner of Unit 16.
- We need to finish the removal of the outside faucet at Unit 41 and repair the damage.
- The outside faucet behind Unit 71 needs to be replaced.
- A motion was made and seconded to approve Unit 85's request to install additional shades on their deck. Vote: Passed. They were also given approval to install a window air conditioner at the rear of their unit pending installation of a new central system.

New Business:

- Our ANNUAL MEETING will be held on Tuesday, July 31 in the Meeting Room. Social hour will begin at 6 p.m. and the meeting will start at 6:30. Owners should make every effort to attend. If you cannot attend, please complete a proxy form and return it to the Association by July 30.

At 8 p.m. the Board went into executive session and adjourned at 9:15.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. Speed limit is still 10 MPH. Slow down!!!
2. Break down boxes before depositing them in the recycling dumpster. Recycling gets emptied only every two weeks.
3. Have you checked your furnace filter lately? If you run your air conditioning, the filter is in use all summer.
4. Be aware of your water usage. Water and sewer rates continue to increase.