

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
ANNUAL MEETING Minutes
July 27, 2021

Present: Karen Burkinshaw, Don Dominique, Richard Lacasse, Norman Muller, Rosemary Thompson, and 18 unit owners.

Ms. Burkinshaw called the meeting to order at 6:00 p.m.

Welcome:

Ms. Burkinshaw welcomed everyone to the meeting including six new owners (Units 2, 3, 37, 43, 54, and 86), three of whom were in attendance, who joined us during the past year. She also pointed out that during the past year, nine owners passed away.

Meeting Minutes:

- A motion was made and seconded to waive the reading of the minutes of the 2020 Annual Meeting. Motion: Passed.
- A motion was made and seconded to accept the minutes of the 2020 Annual Meeting. Vote: Passed.

Improvements:

- A list of 2020-2021 Improvements was included with our Spring, 2021 Newsletter which was delivered to owners in June. During the next year, we plan to re-roof Buildings 2 and 5 and this will complete our re-roofing project.

Landscaping Questionnaire:

- A landscaping questionnaire was delivered to all owners in late June asking for comments and also to rate the appearance of the property. Don gave a summary of the results: 28 owners rated the appearance as Excellent, 26 rated the appearance as Good, 7 rated the appearance as Fair, and 2 owners rated the appearance as Poor. Comments included: The grass is too long, landscaping people should pick up trash and bottles, and landscapers drive mowers over sidewalks and damage the cement.

Sense of Community:

- A big thanks to everyone who helps out on the property: Don Dominique for keeping the weeping fig trees trimmed; Laurine Ferrarini for the mailbox and front entrance flowers; everyone who picks up trash, etc., as they walk around the property; everyone who reads all the materials we provide and follow the rules; everyone who bring problems they see to our attention; and Board members for all the work they do on behalf of the Association.

Reminders:

- 2021 Profiles are due by August 10.
- Please read materials we send you.
- Please turn on your front door outside light at night. You can now buy dusk to dawn bulbs that will automatically go on at dusk and off at dawn.

Trustee Elections:

- Two Trustee positions were up this year. Rosemary Thompson agreed to run again and Don Dominique, who completed Al White's term, agreed to run. There being no other nominations, Rosemary and Don are hereby elected for a three-year term. Congratulations to Rosemary and Don.

Comments from the Floor:

- Shirley Arriaga, the owner of Unit 36, introduced herself and told the group she is campaigning for an at-large seat on the Chicopee City Council.
- Chicopee has a reimbursement program for the installation of plumbing backflow/check valves. With proof of purchase and installation, you can be reimbursed a portion of the cost. For more information go to <http://chicopeema.gov/DocumentCenter/View/8115/Sewer-Backup-Prevention-and-Cost-Sharing-Program-PDF-?bidId=> or you can call the Water Pollution Control Department at 413-594-3585.

Questions and Answers:

Q.: The downspout behind Unit 48 needs attention.

A.: This is on our "To Do" List.

Q.: Slider replacement?

A.: The slider replacement form is on our website. Just fill it out and submit it. All the information is on the form.

Q.: Why are there latches on the large trash dumpster doors? Several people commented that they are not necessary, difficult to use, dirty, inconvenient, and have a length of protruding ZIP tie.

A.: Latches were installed by a concerned resident because raccoons constantly get into the dumpster and then have difficulty getting out. Several residents have been frightened when they opened the dumpster door to find an animal staring at them.

There being no further business, the meeting adjourned at 6:50 p.m. Thanks to everyone who attended.

Respectfully submitted,



Norman Muller
Vice President