

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

July 9, 2019

Present: Richard Lacasse, Norman Muller, Rosemary Thompson, and 4 unit owners.

Mr. Muller called the meeting to order at 6:30 p.m.

Comments from the Floor:

Q.: Carolyn Sowa painted the outside light post in front of Unit 26.

A.: We need to look at it to determine if the paint finish is appropriate. Thank you, Carolyn.

Q.: An old black corrugated pipe is sticking up from the ground behind Building 1.

A.: That is the underground downspout extension that is no longer in use since we installed rain handlers on that building. We will deal with it.

Q.: Loam and seed need to be applied in front of Units 35 and 36.

A.: We will talk with our landscaper about this.

Q.: We have individual(s) who leave bags of trash outside the dumpsters.

A.: Trash bags need to be deposited inside dumpsters to avoid littering the area with trash, broken glass, etc., and to avoid wildlife who are looking for food.

Q.: Chemicals were applied to the grass this morning.

A.: We were not notified in advance of this. We will check with our landscaper.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the June 25 meeting. Vote: Passed.

Finances:

- As of today, we have \$4,457.20 in checking and \$193,692.01 in reserves for a grand total of \$198,149.21.
- We received a water bill for \$13,613 for the last quarter. It is due at the beginning of August. This does not include water used for irrigation as there was no irrigation done during the period covered by the bill.
- It is too soon in the month to report on arrearages.

Landscaping:

- We still need to have an arborist look at all trees on the property. We have some that will need to be removed.
- Landscaping refurbishment is almost done. Pruning will take place next week. In the meantime, DO NOT PLANT OR PUT ANY DECORATIONS IN THE BEDS UNTIL FURTHER NOTICE.

Grounds/Property:

- We still need to have all catch basins inspected for structural integrity.
- The changeover to a new dumpster company has been delayed. We have not yet been given a changeover date.
- We are still looking to do something to rejuvenate our damaged sidewalks.
- Our second round of pest control was applied on July 1.
- We are still waiting for fence repairs to be scheduled.
- Knotweed behind the perimeter fence will be cut down later this week.

Buildings:

- Gutter and downspout cleaning was done on July 3-5.
- Later this evening, we will discuss Building 1 roofing quotes.
- New front door lights for Building 1 are on order.
- The new front common hall replacement windows for Building 4 were installed on June 27.
- We are still waiting for quotes for railings for Building 10.

New Business:

- ANNUAL MEETING materials will be delivered to unit owners early next week. ANNUAL MEETING is Tuesday, July 30.
- Our next regular meeting will be on Tuesday, August 13.

Building 1 Roof:

- We requested quotes from 5 roofing companies and received 4 quotes ranging in cost from \$25,000 to \$32,000. A motion was made and seconded to hire Sexton Construction of Chicopee to replace the Building 1 roof at a cost of \$26,950. Vote: Passed. We will set up a meeting for any interested owners from Building 1 to get their input on shingle color choices.

There being no further business, the meeting adjourned at 7:45 p.m.

Our next meeting, the ANNUAL MEETING, will be on TUESDAY, JULY 30, at 6:30 p.m. in the MEETING ROOM. All owners are invited to attend this important meeting.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. If you want to run for the Board of Trustees for the 2019-2022 term, please contact the Trustees before July 12.
2. Flatten boxes before placing them in the recycling dumpster.
3. Place trash in trash dumpster. Do not leave trash bags outside the dumpsters.
4. DO NOT PLANT OR PUT ANY DECORATIONS IN THE PLANT BEDS UNTIL FURTHER NOTICE. NOBODY SHOULD BE WORKING IN THE BEDS UNTIL FURTHER NOTICE.
5. Speed limit is still 10 MPH. Slow down!!!