

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

August 11, 2020

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, Al White and one unit owner.

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

Comments from the Floor:

Q.: Why isn't the deck skirting project on Building 3 finished?

A.: The pandemic has caused shortages in building materials so getting the necessary wood took much longer than normal. Also, back to back heat waves make it very difficult for people to work outside when temperatures are in the mid 90's. More recently, we have had emergencies caused by last week's storm that required everyone's time and attention. We anticipate completing this project soon.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the July 28 meeting. Vote: Passed.

Finances:

- As of today, we have \$31,173.29 in checking and \$160,648.26 in reserves for a grand total of \$191,821.55.
- As of today, we have \$4,619 in arrearages involving 7 owners. The largest account is currently in collections and another account is set to go to collections.
- As a result of changes in fees recently made by our bank, a motion was made to start receiving our monthly bank statements electronically. Vote: Passed. Richard will make the arrangements.

Snow Removal:

- We are waiting to receive a quote for berm repairs from one contractor and we received a lead on another possible contractor who might be able to do this work.

Landscaping:

- The landscapers removed the dead bush in front of Units 54-55.
- Due to storm damage from the August 4 storm, we are temporarily putting a hold on any new landscaping projects as we anticipate needing to do tree work.
- Karen and Al spoke to one of the owners of Chicopee Mason Supplies about recent tree damage on their property as well as the condition of their trees that hang over our property. They plan to do some tree work in the next few months.
- The city of Chicopee removed part of a tree that came down during the August 4 storm. They still need to remove the remaining parts of the tree.

Grounds/Property:

- We still need to have all our catch basins inspected. Some of them are in poor condition and need repairs.
- We are waiting for Fairview Fence to reinstall the fence behind the main dumpster area. We will repair grass in that area later this year.
- Asphalt work was completed this week. Cracks were patched, lines and numbers were repainted, and oil stained parking spots were repaired. Owners of the oil stained parking spots will be billed.

Buildings:

- The Building 3 deck skirting project is in progress.
- The Building 4 front doors need to be painted. A motion was made and seconded to hire Chris to paint the front doors later this year at a date to be agreed upon. Vote: Passed.
- New signage for Buildings 1, 4, and 11 will be installed soon.
- Braman treated the mud wasp problem on the Building 5 charmstone as well as bee problems at Buildings 2 and 11.

Old Business:

- As of today, most profiles have been returned. Thank you.

New Business:

- Future Meetings: August 25 and September 8.

Unit Issues:

- A part of the Unit 6 deck was destroyed on August 4, when a tree fell on it. We are getting quotes to repair this.
- Trustees discussed several unit issues.

There being no further business, the meeting adjourned at 8:30 p.m.

Our next meeting will be on Tuesday, August 25, at 6:30 p.m. in the meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Do not feed that birds and animals.
2. Speed limit is still 10 MPH. Slow Down!!!
3. Do NOT tape anything to the front of the bulletin board at the mailbox. Doing so blocks the notices we post to residents and the tape damages the Plexiglas.
4. It has been a hot summer and air conditioners have been working overtime. Have you changed your furnace filter lately?