

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes

August 13, 2025

Present: Brandan Ledoux, Rosemary Thompson, Don Dominique, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette and 7 unit owners representing 6 units.

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

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the July 29, 2025 meeting.
Vote: Passed.

Comments from the floor:

- A unit owner inquired if it was possible to rent the meeting room and give the refundable deposit in cash rather than a check. In the interest of all parties, the best practice should be the check.
- A unit owner commented that 2 unit owners on the property have vehicles that are leaking fluid. Please aware that it is the unit owners responsibility to clean any fluid spots created by their vehicles. If the association has to clean and patch the damaged spots, the unit owner will be charged for the cost of repair.

Finances:

- Checking: \$54,074.65 Reserves: \$295,539.08 Total: \$349,613.73
- Arrearages: \$814 involving 4 owners

Buildings:

- The repair to the north side stucco of building #4 has been completed.
- The siding replacement on building #3 will be scheduled once the contractor has received all the necessary materials.
- We are waiting for the steps and railings to be manufactured for units 15 & 16 and unit 41. Once materials are ready, we will coordinate installation and removal of existing materials between both contractors and the appropriate unit owners.

Landscaping:

- Nothing new to report.

Grounds and Property:

- We are on the schedule for Crossroads installation. Timing is tentatively scheduled for the fall.
- Hastie Fence has been on the property to make needed repairs to the stockade fence surrounding the perimeter of the property.

Old Business:

- We had one interview for a handyman and will be scheduling another interview in the next week. Several calls to potential handymen were met with no response.

New Business:

- Potential projects for fall.

There being no further business, the meeting was adjourned at 7:29 pm.

Our next meeting will be Tuesday August 26th at 6:30. All unit owners are encouraged to attend.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Treasurer/Clerk

REMINDERS:

There are 4 convenient ways to notify the Association of a problem/concern or to ask a question.

1. Call the Answering Service 413-493-8540
2. Send an email ClearviewHeights@aol.com
3. Go to a meeting to voice your concern
4. Put a note in the condo mailbox

Communicating through one of the above options ensures your problem/concern/question becomes formally documented and should be addressed in a timely matter. Please respect the personal space of our board members and do not knock on our doors to complain about something.

Just another reminder to PLEASE drive slow on the property. The posted speed limit is 10 mph. Let's keep everyone safe.