

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
August 25, 2015

Present: Karen Burkinshaw, Luann Canedy, Laurine Ferrarini, Richard Lacasse, and Norman Muller. There were no other unit owners present.

Ms. Burkinshaw called the open meeting to order at 6:35 p.m.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the July 28 meeting that was held after the Annual Meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the August 11 closed meeting. Vote: Passed.

Notes from August 11 Closed Meeting:

- We received quotes from Mass Tree for three projects. A motion was made and seconded to accept Mass Tree's quote for Project 1. Vote: Passed. Project 1 includes removing a dead tree behind Building 1, trimming the birch tree between Buildings 2 and 3, removing one dead bush in front of Unit 54, and removing two dead bushes in front of Unit 60.
- We asked Mass Tree to inspect three pine trees in the triangle area and report on their condition.

Finances:

- As of today, we have \$10,153.85 in checking and \$150,405.77 in savings for a grand total of \$160,559.62.
- We currently have \$3,316 in arrearages involving six owners.
- To date, we have collected \$2,245 of the snow removal assessment from 33 owners.

Landscaping:

- Repairs to the irrigation system in front of Building 2 have been completed.
- New plantings have been purchased for the front of Building 2. They will be planted later this fall.
- Last week, Trustees approved Mass Tree's quote for Project 2 which consisted of removing all the dead bushes in front of Units 11-14. We also approved the relocation of two 9-Bar plants to other locations on the property by Gleason & Johndrow.
- Some new plantings have been purchased for the front of Building 8. These will also be planted later this fall.
- We have a weed problem along the back of some of our buildings.
- One owner has requested we remove all the plantings in the area between Buildings 2 and 3. This owner has offered to "adopt" that area and plant new plants in the spring. No decision has been made at this time pending additional research.

Grounds/Property:

- Work on the new entrance sign continues. We received a picture of a proposed sign and Trustees decided it was not attractive.
- Norman will call Raymaker to get prices to have catch basins cleaned. This was last done in 2012.
- A motion was made and seconded to accept the quote from Set In Concrete for new sidewalks and walks in front of Building 5. Vote: Passed. Building 5 residents will be notified when this is scheduled.
- A motion was made and seconded to accept the quote from Set In Concrete for a new sidewalk leading to the Meeting Room and Units 85-86. Vote: Passed. Building 11 residents will be notified when this is scheduled. The work will probably begin the week of September 7 and will take about a week, weather permitting, to complete.
- Trustees discussed the condition of three pine trees in the triangle and one Norway maple between Buildings 6 and 7 and voted to table this until our September meeting.
- We are still waiting for quotes to repair asphalt berms and seal asphalt cracks.

- Luann presented information on speed bumps and speed humps. We will gather more information and take action on this in the spring.

Buildings:

- A unit owner in Building 1 complained about the poor condition of the common halls. We will get quotes to repair the walls and paint them.
- We will hold off on installing more rain handlers until we can resolve two issues that have come up in Building 2.
- We will get quotes and design ideas for railings for the front of Building 2.
- Work on the Unit 85-86 decks continues.
- The roof on Building 4 will be replaced this week.
- We are looking into the possibility of adding solar panels to some of our roofs to defray the Association's electric utility costs.
- Repairs to the floor at the rear of the Meeting Room are in progress.

Unit Issues:

- All profiles have been submitted. We are updating our records. Please notify us when your profile information changes: different vehicle, new email address, new telephone number, etc.

Old Business:

- Trustees discussed dumpster issues: enclosing the small dumpster area, keeping dumpster doors closed, breaking down boxes, condition of the large dumpster area and physical condition of the dumpsters.

There being no further business, the meeting adjourned at 8:40 p.m.

Our next open meeting will be held on Tuesday, September 29, at 6:30 p.m. in the Meeting Room. All residents are invited to attend.

Respectfully submitted,



Norman Muller
Vice President