

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

August 25, 2020

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, and three unit owners.

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

Comments from the Floor: None.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the August 11 meeting. Vote: Passed.

Finances:

- As of today, we have \$25,302.78 in checking and \$160,893.96 in reserves for a grand total of \$186,196.74.
- As of today, we have \$4,619 in arrearages involving three owners. One of these accounts is in collections.
- We will be invoicing 4 unit owners for the cost of repairing asphalt damage to their parking spots.

Snow Removal:

- We are still waiting for quotes to repair berm damage.

Landscaping:

- Last week, we met with Marc from Setter Landscaping. He will be trimming the bottom of the arbor vitae behind Buildings 6 and 7 so the irrigation system water will reach the grass areas. He will also be repairing grass and adding plantings to both sides of the large dumpster area.
- Karen and Al spoke with an owner of Chicopee Mason Supply about the trees on their side of the fence. They plan to deal with their damaged trees at some point.
- We are still waiting for the Chicopee DPW to remove the remainder of the tree that fell and caused damage to Building 1 earlier this month.
- Today, Trustees met with Hunter Tree Service and looked at all the trees on the property. Many trees need to be trimmed and a few need to be removed. We hope to receive a quote soon.
- We are still waiting for a quote to do some minor landscaping work behind Building 5.

Grounds/Property:

- Mike Theroux needs to look at all our catch basins. At least two of them need repairs.
- Fairview Fence reinstalled the fencing behind the large dumpster area.
- Chicopee Electric Department will be installing a new pole at our entrance shortly. They are taking steps to insure we will not have another power outage like the one we had in February.

Buildings:

- The Building 3 deck skirting project continues.
- We will have the new Building 4 front doors painted this fall.
- New signage needs to be installed at Buildings 1, 4, and 11.
- Braman has treated several bee problems on the property lately.

Old Business:

- All but three profiles have been received. Thank you to all who turned in their profiles.

New Business:

- Future meetings: September 8 and September 22.

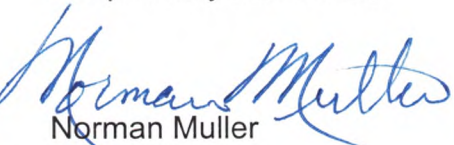
Unit Issues:

- The Unit 6 deck was damaged during the August 4 storm and materials have been ordered to do repairs. On August 14, an email motion was made and seconded to hire Tom Stebbins to repair the damage at a cost of \$500. Vote: Passed.
- A notice will be delivered to all pet owners regarding picking up after your pets. Some owners are not doing this.

There being no further business, the meeting adjourned at 8:45 p.m.

Our next meeting will be on Tuesday, September 8, at 6:30 p.m. in the Meeting room. All owners are invited to attend.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. Warning: Pick up after your pets. Violators will be fined.
2. When you drive on the property, look at your speedometer. If you see numbers higher than 10 MPH, SLOW DOWN.
3. If you are bothered by loud noise coming from Route 391, you can complain to the Massachusetts State Police at 413-736-8390.