

# **CLEARVIEW HEIGHTS CONDO ASSOCIATION**

## **Meeting Minutes**

**August 8, 2023**

Present: Norman Muller, Rosie Thompson, Brandan Ledoux, Don Dominique, Carolyn Sowa and 6 unit owners representing 6 units.

Mr. Muller called the meeting to order at 6:58 p.m.

### **Comments from the floor:**

- The rose bushes in front of unit 73 look dead.
- The front stairs of unit 72 & 73 have cracks
- The railing on unit 72 does not look good.
- A unit owner was wondering if anyone else on the property would want to have their windows professionally cleaned to get a group discount.
- The white shutters on the side window of unit 42 will be removed.
- The property (landscaping) looks good.

### **Meeting Minutes:**

- A motion was made and seconded to accept the minutes of the July 25, 2023. Vote: Passed.

### **Finances:**

- Checking: \$27,334.42   Reserves: \$196,826.14   Total: \$224,160.56
- Arrearages: Too soon to report
- Accounting Audit is still being processed

### **Landscaping:**

- We will begin to plan projects for fall implementation. Also looking to add some additional trees around the property.

### **Grounds and Property:**

- Still waiting for an invitation to the Chicopee Safety Committee Meeting regarding fire hydrants.
- We met the Crossroads Representative and are waiting for some additional information.

### **Buildings:**

- Painting of Buildings 1 and 4 hallways will be completed by the end of the week. Building 11 is scheduled for paint and carpet next year
- Carpet has been ordered and installation is planned for early September.
- Still waiting for waste lines to be inspected for Buildings 8, 9 and 10.
- Building 5 shutter installation will be completed the week of August 14th.
- Hired Mr. Sealgood to do asphalt crack patching in the fall when the weather is better suited for the job.

**Buildings (continued):**

- Property inspection with Tom Stebbins has been completed. Needed repairs are in process. Deck/fence repairs and cellar window caulking has been completed.

**Old Business:**

- Profiles are coming in. The final date for submission is August 10.
- Assistant Trustee Position Discussion: It is not feasible at this time. However, we may wish to revisit the position in the future.

There being no further business, the meeting was adjourned at 8:25 pm.  
Our next scheduled meeting is August 22, 2023 at 6:30 pm in the meeting room.  
All owners are encouraged to attend.

Respectfully Submitted by

A handwritten signature in black ink that reads "Carolyn Sowa". The script is cursive and elegant, with the first letters of each word being capitalized and larger than the others.

Carolyn Sowa  
Trustee At Large

**REMINDER:**

If you see a problem, or something that does not look right or something that is broken on the property, PLEASE report the issue so it can be addressed.