

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

August 9, 2022

Present: Trustees Don Dominique, Richard Lacasse, Norman Muller, Carolyn Sowa, Rosemary Thompson; Assistants Marion (Mimi) Allen and Brandan Ledoux; and 7 unit owners in attendance, representing 5 units.

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

Comments from the Floor:

- 1) Thanks to Carolyn for fixing a rosebush.
- 2) Who does the big black cat belong to? We think the house on the corner?
- 3) Weeds...are out of control? More this year than in many other years? Grass is being flattened, not cut? Grass is coming up in the weed beds. Norman will email Mark about these questions. A huge thanks to Brandan for volunteering to do regular weeding! Make sure to say thank you if you see him!
- 4) Replacing railings, the board explained the process of how we replace railings. We typically do a few each year, based on the condition of railings.
- 5) Questioning why the gutters were being cleaned this week when they were going to be done in the fall. They were not done in the spring and are just now being done, and will be done again in the fall.
- 6) Unit owner came with pictures of big chunks of bread on their deck, from people feeding birds. This is an ongoing issue, hopefully we can work together to resolve it!
- 7) Unit owner stated that their car had an attempted break in last night. Please for your own sense of security lock your cars, and suggest leaving your porch lights on all night.
- 8) Unit owner stated that our water system has a lot of sludge in it. After some conversation we found it is the responsibility of the water department.

Meeting Minutes:

- ★ A motion was made and seconded to accept the minutes of the July 26, 2022 meeting.
Vote: Passed.

Finances:

Checking: \$14,117.52
Reserves: \$110,753.83
Total: \$124,871.35 (As of this meeting date)

- ★ Profiles are due tomorrow. A charge of \$25 will be assessed to anyone that has not completed and returned at that point.
- ★ We are not able to comment on condo fee arrearages yet, as they aren't late until the 11th. Unit 20 was sold at auction to a high bidder. There was a question over condo fee arrearages on the unit. Our attorney was contacted immediately.
- ★ Our annual audit is in process.

Snow Removal:

- ★ the spreader is still out being serviced

Landscaping:

- ★ Daisies and irises - We will be donating our surplus to Harmony House when they are ready for them.
- ★ Working on getting trees replaced for buildings 6 and 7
- ★ Had one of the irrigation system boxes replaced. We have 2 additional trustees (Don and Carolyn, Norman being the guru of irrigation right now, Thanks Norman! :)) being taught the irrigation system.

Grounds/Property:

- ★ Building 2 trip hazards
- ★ Building 8, 9, 10 waste pipes to be flushed this Thursday or Friday.
- ★ New front entrance sign - on hold
- ★ Deck repairs are in process.

Buildings:

- ★ Gutter cleanings - building 8 back, possibly the next spot to get bigger gutters.
- ★ Common hallway cleaning....a unit owner offered, unfortunately he is not insured thus we are not able to hire him. Thank you so much for the kind offer!
- ★ Charmstone repointing - Carolyn gave all trustees a list of possible masons.
- ★ Rosemary is working on getting hold of John Blanchard for repainting the door on building 1.
- ★ The handyman we had contacted does not seem to be able to connect. We will continue to work on finding a new handyman.

Old Business:

- ★ Rosemary called the DPW, they will not do yellow lines. Looking into the mirror suggestion. This is in reference to the main entrance, and the difficulties with both turning in and out safely.

New Business:

- ★ Richard called the fiber optic people. He talked with Mark Smith, we do not have a firm date at this time due to supply chain issues. They would like to meet with the board first. The board will set up a meeting time during the executive session.
- ★ A unit owner and Rosemary stated they have met as a social committee and would like to have some social meetings.

There being no further business, the meeting adjourned at 7:30 p.m. Our next meeting will be on Tuesday, August 30th at 6:30 p.m. in the Meeting Room. All owners are always invited to attend.

Respectfully submitted,



Marion Allen
Assistant Clerk