

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes September 10, 2024

Present: Norman Muller, Rosemary Thompson, Carolyn Sowa and
9 unit owners representing 8 units.

Mr. Muller called the meeting to order at 6:29 p.m.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the August 27, 2024 meeting. Vote: Passed.

Comments from the floor:

- A unit owner has a birds nest in their exhaust fan.
- A unit owner has bees in their vent.
- Fire alarms are going off intermittently in the common hallways of building #4. The manufacturer has been contacted and has provided suggestions to solving this problem or determining if one of the alarms might be faulty.
- A unit owner wants the back of their building loamed and seeded so there can be better grass.

Finances:

- Checking: \$9,844.46 Reserves: \$291,176.31 Total: \$301,020.77
- Arrearages: None

Buildings:

- The search is continuing for a vendor for front stairs who will service Western Mass.
- Still waiting for a quote to repair the siding damage on the north side of Building #4

Landscaping:

- Some of the bare spots have received new plantings.
- The broken irrigation pipe in the back of building #3 has been repaired. The irrigation system is on and the run times have been shortened as we head into fall.

Grounds and Property:

- No new news regarding Crossroads.
- The dumpster/raccoon situation is a work in progress. We are looking to relocate the dumpsters. The tentative plan, placing both trash dumpsters near the center island and both recycle dumpsters near the slope.
- We received yet another fine for trash placed in the recycling dumpster. Each fine is an additional \$163 to the bill. PLEASE make sure whomever takes the trash to the dumpster, knows what is trash and what is recyclable!

Old Business:

None

New Business:

Suspended pending slope situation determination

There being no further business, the meeting was adjourned at 8:00 pm.

Our next meeting will be held on September 24th at 6:30 pm in the meeting room. All owners are always encouraged to attend.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Trustee At Large

REMINDERS:

PLEASE...If you use trash bags to take your recyclables to the dumpster, you must empty the recyclables and place the trash bag in the trash dumpster!

NO TRASH BAGS ARE ALLOWED IN THE RECYCLE DUMPSTER.

Please close the dumpster doors after you place your trash or recyclables in the dumpster.

Please check your parking spots for oil spots. We are planning to have the cracks in the parking lot sealed next month. At that time, parking spaces will be checked. If there are any parking spaces with larger oil spots, those spaces will be fixed and the unit owner will be charged for the cost of that fix.