

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes September 11, 2018

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, Al White, and seven unit owners.

Before the meeting began, a moment of silence was observed in honor of the 9-11 victims.

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

Comments from the Floor:

Q.: I recently received a landscaping survey. Did the Board create a committee on landscaping?

A.: No. The survey came from a small group of concerned owners. The Board has absolutely nothing to do with a landscaping survey.

Q.: What was the recent email about changes in recycling?

A.: Waste Management, which does recycling for the city, recently issued a change whereby all paper food containers, such as milk cartons, are no longer recyclable. They must be placed in the trash dumpster with other trash.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the August 28 meeting. Vote: Passed.

Finances:

- As of today, we have \$42,429.30 in checking and \$189,403.38 in savings for a grand total of \$231,832.68.
- As of today, we have \$988 in arrearages involving 5 owners.

Landscaping:

- A grub-control application will be done shortly.
- Work has been scheduled to repair holes in the grass behind Buildings 1 and 5 as well as the side of Building 11.
- During the Board's executive session, a motion was made and seconded to hire Mr. Andy to weed and trim around Building 9. Vote: Passed. This is a test project to determine the feasibility of doing the entire property.
- The downspout extension on the front corner of Unit 9 still needs to be connected to the downspout.

Grounds:

- The third and final pest-control application was done today.
- Tom Stebbins will install under-sidewalk drains in front of Building 5 soon.
- Gardner Construction has been hired to repair the trip hazard at the large dumpster area.
- We are in process of ordering replacement steps for Units 9-10.
- We are still waiting for prices to trim tree branches behind buildings 6 and 7.
- Asphalt crack repairs will be done in late September.

Buildings:

- A company has been chosen to power-wash all buildings. Rose will coordinate fine tuning the details and setting the date for this job. We will notify all residents when we set a date for this.

- Epoxy repairs to foundation issues in Building 5 have been scheduled for October 5. Affected owners will be sent a detailed notice prior to the above date.
- We still need to install new front door lights at Building 4. Weather issues have made scheduling of many jobs difficult this year.
- Building 4 gutter replacement will be done on September 25-26.
- We received several quotes to replace the Building 3 roof. During our executive session, a motion was made and seconded to hire Dicky Matos Roofing of Holyoke to do this job at a cost of \$31,680. We will schedule this for later this year.
- A motion was made and seconded to hire American Team Cleaning Services, Inc. to do monthly cleaning of common hallways at a cost of \$125 per month. Vote: Passed. Norman will coordinate.
- Don Dominique completed a survey of all cellar windows on the property. Thank you, Don!
- We need to get pricing to replace front door kick-plates.
- An attempt was made to install a door closer on the Meeting Room door but it did not work properly. We will look at other options.
- We received several quotes to clean and wax the Meeting Room floor. A motion was made and seconded to hire American Team Cleaning Services, Inc., to do this job at a cost of \$750. Vote: Passed.

Unit Issues:

- Unit 12 was recently sold and it appears Unit 37 has a buyer.
- We received complaints from unit owners about grass clippings in the plant beds. The landscapers no longer bag grass clippings because there is no place to dispose of grass clippings. They now use mulching blades on their mowers.
- We need to schedule a few small decks repairs.

There being no further business, the meeting adjourned at 8:30 p.m.

Our next meeting will be on Tuesday, September 25, at 7 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. September 25 meeting begins at 7 p.m. NOT the usual 6:30 p.m.
2. Chicopee's landfill will close permanently later this year. Now is the time to clean out your junk and bring it to the landfill while it is still free. When a new site opens, it will cost \$\$\$ to dispose of your unwanted stuff.