

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes September 12, 2023

Present: Norman Muller, Rosie Thompson, Brandan Ledoux, Don Dominique, Carolyn Sowa and 3 unit owners representing 3 units.

Mr. Muller called the meeting to order at 6:34 p.m.

Comments from the floor:

- There were no comments.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the August 22, 2023.
Vote: Passed.

Finances:

- Checking: \$55,883.69 Reserves: \$199,069.81 Total: \$254,953.50
- Arrearages: \$1,064 involving 4 unit owners.
- Accounting Audit is still being processed.

Landscaping:

- Discussed projects for fall implementation including locations, shrub removals, and replacements.
- Discussed Fall trimming and Fall clean-up. Will schedule a property walk with the landscaper.

Grounds and Property:

- Still waiting for an invitation to the Chicopee Safety Committee Meeting regarding fire hydrants.
- Crossroads is working on calculating installation costs for alternative options.

Buildings:

- Carpeting of Buildings 1 and 4 hallways have been completed.
- Still waiting for waste lines to be inspected for Buildings 8, 9 and 10.
- Shutter replacements for building 9 arrived but did not match existing shutters. After discussion, it was decided the best solution is to replace all the shutters on Building 9. A motion was made and seconded to replace all Building 9 shutters.
Vote: Passed. The additional shutters will be ordered and installed upon receipt.

Old Business:

- No old business was discussed.

New Business:

Discussed projects for the Fall including Fall clean-up, irrigation shutdown and changing batteries in the smoke detectors in common areas.

There being no further business, the meeting was adjourned at 8:35 pm. Our next meeting is scheduled for September 26, 2023 at 6:30 pm in the meeting room. All owners are encouraged to attend.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Trustee At Large

REMINDERS:

PLEASE, PLEASE, PLEASE...for the safety of everyone (driving, walking or backing out of a parking spot)...slow down when driving on the property.

The change of seasons is a good reminder to change the filters in your furnace and to check your smoke alarms to make sure they are working properly. You should also check the date of your smoke detector. Most alarms have a useful life of 7 to 10 years. If yours are older, please consider replacing them.