

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

September 21, 2021

Present: Karen Burkinshaw, Don Dominique, Richard Lacasse, Norman Muller, Rosemary Thompson, and two unit owners.

Ms. Burkinshaw called the meeting to order at 6:35 p.m.

Comments from the Floor:

Q.: Two plants were removed from the front of Unit 45. Where did they go? Also, what is the status of my request to replace the existing plants in front of my unit with new ones?

A.: They were moved to the front of Unit 43 to replace two dead plants. We plan to discuss this in executive session and we will get back to you.

Q.: Thanks to the Board and to Richard for help in dealing with a problem at Building 1.

A.: You are welcome! It is always nice to get positive feedback.

Q.: A plant in front of Unit 48 is out of control and needs to be removed.

A.: We do not have funds to replace it at this time so we will look at this next year.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the September 7 meeting. Vote: Passed.

Finances:

- As of today, we have \$21,089.94 in checking and \$154,286.08 in reserves for a grand total of \$175,376.02.
- As of today, we have \$8,509 in arrearages involving 7 owners. Five owners owe a total of \$49 and the remaining \$8,460 is owed as the result of the deaths of two owners. One unit is on the market and the other closed today. We expect the amount to be cleared up soon.

Legal:

- During the title search for an upcoming closing, it was discovered that the Chicopee Conservation Commission in 1990, issued an Order of Conditions with the wrong book and page number. We will need to get this resolved.

Landscaping:

- Mass Tree cut down the five dogwoods in front of Buildings 6 and 7 recently and ground the stumps. We need to plant grass seed on these areas.
- A couple of dead bushes were removed from the plant beds recently.
- We approved liming of grass areas and this will be done soon.
- A motion was made and seconded to purchase and plant mums on the island in front of Unit 69 at a cost not to exceed \$50. Vote: Passed.
- We learned, by accident, that chemicals were being applied to our grass and plant beds without our being given information and care instructions. We are looking into this.

Grounds/Property:

- Trustees met with Ed Severence to discuss the status of the slope behind Building 2. We expect to receive a proposal from him very soon to rectify this situation.
- Mike Theroux will be here later this fall to do a list of small projects.
- We are waiting for Fairview Fence to do repairs to the perimeter fence behind Building 7.
- Mr. Sealgood will be doing asphalt crack patching and parking spot repairs this fall.

Buildings:

- We are ordering batteries to replace the backup batteries in the Buildings 1 and 4 common area smoke alarms. All common area smoke alarms in Building 11 were replaced recently due to the fact that several of them failed.
- Flashing problems have been repaired on Buildings 3, 5, and 8. The original flashing (white aluminum trim around the edge of the roofs) was installed backwards, allowing water to enter and our contractor removed and reinstalled the flashing correctly.
- We are planning to replace the rain handlers on the back of Buildings 1 and 2.
- We plan to address the Unit 3 cellar wall crack soon.

Unit Issues:

- Trustees discussed several unit issues.

New Business:

- Future Meetings: October 5 and October 19.

There being no further business, the meeting adjourned at 8:35 p.m. Our next meeting will be on Tuesday, October 5, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,


Norman Muller
Vice President

Reminders:

1. Cool weather is coming. Check your furnace to be sure it is working properly and change the filter. Also, move junk away from the furnace area.
2. Smoke alarms have a life of 8 to 10 years. Recently, several of the eight-year-old smoke alarms in Building 11 common areas died so we replaced all of them. Have you checked your smoke alarms lately?
3. Some people are not breaking down boxes before depositing them in the recycling dumpsters. All boxes need to be flattened.
4. Dumpsters are for regular household trash. Old rugs, furniture, computers, vacuum cleaners, construction materials, paint cans, etc., need to be taken off the property. Contractors and delivery people are not allowed to use our dumpsters.