

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

September 22, 2020

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

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

Comments from the Floor:

Q.: I received a bill from the Association for the cost of repairs to my parking spot. Why wasn't I informed of this before the work was done?

A.: We instructed our asphalt contractor to check all parking spots and repair only those that, in his judgment, needed to be done. We rely on his expertise to keep our asphalt in good condition.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the September 8 meeting. Vote: Passed.

Finances:

- As of today, we have \$33,013.32 in checking and \$163,252.19 in reserves for a grand total of \$196,265.51.
- As of today, we have \$4,575 in arrearages involving 9 owners. The majority of that amount involves one unit owner and that account is in collections.

Snow Removal:

- There is nothing new to report on berm repairs.
- We are starting to review our snow removal contract for the upcoming season.

Landscaping:

- We still need to do some tree work. We are trying to contact Hunter Tree Service but have not been successful to date.
- Al will check with the owners of Chicopee Mason Supplies for an update on their tree trimming plans.
- Karen has made several calls to the Chicopee DPW to find out when they plan to remove the damaged tree behind Building 1.
- The hole behind Building 3 should be repaired soon.
- We are still waiting for a quote for minor work behind Building 5.
- We will have the grass limed this year.
- We plan to have some of the grass areas slit-seeded.

Grounds/Property:

- Trustees need to inspect the catch basins with Mike Theroux.
- We plan to have our exterior light sensors replaced this fall.
- Chicopee Electric is working on the new pole at the entrance. This is part of a project to update our electric supply in order to avoid a repeat of the power outage we had this past March.

Buildings:

- The Building 3 deck skirting project is done.
- The Unit 6 deck repairs are done.

- Building 4 front doors should be painted soon.
- The Unit 35-36 decks will be leveled soon.
- We will look at replacing the Building 1 back doors in the spring.
- New signage still needs to be installed on Buildings 1, 4, and 11.

Unit Issues:

- A motion was made and seconded to reimburse a unit owner for water damage instead of filing a claim against the master policy. Vote: Passed. The amount is small and an additional claim could cause our premiums to jump in the future.

New Business:

- Future Meetings: October 6 and October 20.

There being no further business, the meeting adjourned at 8:20 p.m. Our next meeting will be on Tuesday, October 6 at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Nor an Muller
Vice President

Reminders:

1. Speed limit on the property is still 10 MPH. Slow down!!!
2. Do not dispose of old furniture, rugs, vacuum cleaners, etc., in our dumpsters. These need to be taken off the property. Dumpsters are for household trash and recycling only.
3. Fall is here. Are you ready for cold weather?
 - Is your furnace ready to keep you warm this winter?
 - Have you changed your furnace filter lately?
 - Are your smoke alarms working properly? They have a limited life and need to be replaced every 7 to 10 years.
 - Have you cleaned your dryer venting lately?
 - Do you know where your windshield ice scraper is?