

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

September 27, 2016

Present: Karen Burkinshaw, Luann Canedy, Laurine Ferrarini, Richard Lacasse, Norman Muller, and one unit owner.

Ms. Burkinshaw called the meeting to order at 6:38 p.m.

Comments from the Floor: None

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the August 30 open meeting.
Vote: Passed.
- A motion was made and seconded to accept the minutes of the September 13 closed meeting.
Vote: Passed.

Notes from September 13 Closed Meeting:

- We are still finding and correcting problems with our irrigation system. Trustees discussed the possibility of starting a multi-year project to completely replace the existing system.
- Trustees did research on the pros and cons of using rubber mulch in our plant beds and found there appears to be many health-related and environmental problems with this product. A motion was made and seconded that we remove all rubber mulch from the property by April 1, 2017 and no longer allow its use on the property. Vote: Passed.
- We have modified/updated our 6 (D) Certificate and related request form at the request of the Hampden County Register of Deeds. The information will be updated on our website.

Finances:

- As of today, we have \$18,490.15 in checking and \$162,165.80 in savings for a grand total of \$180,655.95.
- We currently have \$405 in arrearages involving two owners.

Landscaping:

- It is still too early to schedule shut-down of our irrigation system.
- The second pruning of our plants was completed this week.
- A motion was made and seconded to have Gleason & Johndrow dethatch and over seed all grass areas, hydro seed the grassy areas behind Buildings 6, 7, and a portion of Building 5, and apply lime to all grassy areas. Vote: Passed.

Grounds/Property:

- All vegetation behind the large dumpster area has been removed.
- The entrance sign saga continues.
- We still need to schedule camera inspection of the waste lines of Buildings 4, 5, 6, 7, and 11.
- We need to schedule gutter cleaning as well as removal of our speed bump for the winter.
- The city recently sent out letters to Chicopee homeowners regarding fines to be levied for improper recycling. We will inquire how this affects us.
- All light sensors on the property will be replaced this week. The one controlling the entrance lights has not been working properly.

Buildings:

- Laurine has been repairing the outdoor water faucets on the property
- Buildings 4 and 11 door replacement as well as a new storm/screen door standard are on temporary hold.
- The front door to the Meeting Room will need to be repainted in the spring.

Unit Issues:

- Unit 9 is currently for sale.
- We are still waiting for a quote for a new doorbell/intercom system for Building 11.

On-Going/Other:

- Chicopee is planning to raise the water and sewer rates in the next fiscal year. Even though our usage stays the same, our costs increase. We need to factor this into our budget planning for 2017.
- Two unit owners still have not turned in 2017 profiles.

New Business:

- We are in the process of reviewing our snow removal contract, including the proper materials to apply to our new walks and steps when they are covered with snow and ice. We will check with the city of Chicopee to see what type of sand/salt mixture they have available.
- We are also reviewing our landscaping contract for next year.
- Trustees reviewed our parking policy. A motion was made and seconded to accept the revised parking policy. Vote: Passed. The revised policy will be posted on our website.
- Trustees began working on the 2017 Budget. We anticipate voting on our 2017 Budget at our November meeting.

There being no further business, the meeting adjourned at 8:45 p.m.

Our next open meeting will be on Tuesday, November 1, at 6:30 p.m. in our Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

Cool weather is here and winter is coming:

1. Have you replaced your furnace filter lately?
2. Have you checked your smoke alarms? Their useful life is 7-10 years.
3. Have you replaced the backup battery in your smoke/CO² alarms? This should be done annually.
4. Have you checked and cleaned your dryer venting recently?

Speed limit on the property is 10 MPH. SLOW DOWN!!!