

CLEARVIEW HEIGHTS CONDO ASSOCIATION
Minutes of Special Meeting on Hill Remediation
October 8, 2024

Present: Norman Muller, Rosemary Thompson, Brandan Ledoux, Don Dominique, Carolyn Sowa and 16 unit owners representing 15 units.

Mr. Muller called the meeting to order at 6:30 p.m.

Comments from the floor:

- Question: Has the entire fence line behind building #3 been inspected to make sure there are no other erosion issues?
Answer: Every year we have the fence line behind buildings #2 & #3 inspected for potential problems. This was done in the spring and everything looked stable at that time.
- Question: Could unit owners get a receipt for the additional payments in case they need it for taxes?
Answer: Your canceled check is a considered a receipt on record.
However, if you need further documentation at tax time, you may notify the Board and a receipt will be issued.
- Question: How was the breakdown determined between the extra payments and the amount taken from reserves?
Answer: The law requires condominiums to have a sufficient amount of money set aside in reserves to cover any major problem that might occur. With that in mind, the Board tried to keep the dollar amount as close to \$1,000 as possible. Therefore, 4 additional condo payments were necessary to build back our reserve funds.
- Question: Why did the insurance deny our claim?
Answer: The insurance company decided the irrigation line break was caused by normal ground settling and the landslide was an "Act of God".
- Question: Has there been any movement of buildings on the property?
Answer: At one time, there were crack monitors in some of the buildings. These monitors were checked over several years and it was determined that there is no need for concern.

There being no further questions, the meeting was adjourned at 7:20 pm.
Our next meeting will be held on October 15th and October 29th at 6:30 pm in the meeting room. All owners are always encouraged to attend.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Trustee At Large