

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Annual Meeting Minutes

July 29, 2025

Present: Trustees Norman Muller, Rosemary Thompson, Brandan Ledoux,
Don Dominique, Carolyn Sowa and 25 unit owners representing 21 units

Mr. Muller called the meeting to order at 6:00 p.m.

Welcome:

- Mr. Muller welcomed everyone to the 36th Annual Meeting

Meeting Minutes:

- A motion was made and seconded to waive the reading of the minutes from the 2024 Annual Meeting. Vote: Passed.
- A motion was made and seconded to accept the minutes of the 2024 Annual Meeting. Vote: Passed

Finances:

- Mr. Muller discussed our overall financial situation. We are building up our reserves at the moment. However, we have some major projects in the works.
- Mr. Muller also thanked everyone again for their cooperation and timely payments for the slope assessment last year. It is greatly appreciated.
- Future Plans/Projects: We are planning on:
 - Residing the front top half of building #3.
 - Replacing another 2 sets of stairs and platforms. One is to fix a foundation leak issue and the other is to correct a drainage/trip hazard.
 - Hopefully, we plan to replace the front lights on 2 buildings.
 - Hopefully, we plan to add a few trees back to the property.
 - Continue with the reworking the mulch beds to make them less congested.

Trustee Elections (or lack thereof):

- There were two positions up for re-election this year. Two owners, Brian Gauthier (unit #5) and Jennifer Vincelette (unit #15), were the only people that expressed interest. After some discussion with Brian and Jennifer, Jennifer decided she would support the board as a non-voting assistant. The incumbent trustee, Carolyn Sowa has decided to run for another term therefore, there was no need for an election.
- **IF** we want to continue to be a self managed association, more people need to take an interest in the property. There are many things people can do to help out (phone calls, research etc.). If not, then our condo fees will need to increase substantially. Fees could increase to \$400 - \$450/month next year. The increase is necessary to cover the cost of a management company and to compensate for the increase in all services/materials/insurance.

Questions/Comments from the Floor:

- A unit owner commented that some unit owners use visitor parking spots as their parking spot to keep their second assigned spot empty. Visitor parking spots are for visitors and are on a first come first serve basis. Please be considerate of your neighbors.
- A unit owner requested that a plant in front of her unit be removed so the front of their unit will not look so congested. We will remove the plant in cooler weather.
- A reminder that ALL pets (cats, dogs, turtles or whatever) MUST be on a leash, with a human and must be picked up after.
- A unit owner asked for an update on Crossroads. We are anticipating the installation to happen in September/October. After the installation has been completed, you can call Crossroads to set up an appoint for your installation review.
- Norman was thanked by everyone for all his work and service throughout his 28 years on the board!

There being no further business, the 2025 Annual Meeting adjourned at 6:48 pm.

Thank you to everyone who took the time to attend and participate in our 2025 Annual Meeting.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Treasurer/Clerk