

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes

January 30, 2024

Present: Norman Muller, Rosemary Thompson, Brandan Ledoux, Don Dominique, Carolyn Sowa and 3 unit owners representing 3 units.

Mr. Muller called the meeting to order at 6:31 p.m.

Comments from the floor:

- A few of the base caps on the handrails in building 6 are sliding up. We will investigate.
- A unit owner complimented the new lights on buildings 6, 7 and 10.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the January 9, 2024 meeting. Vote: Passed.

Finances:

- Checking: \$52,270.27 Reserves: \$226,829.96 Total: \$279,100.23
- Arrearages: \$310 involving 3 owners
- We are in the process of searching for a new accountant to prepare our taxes and an audit this year.

Snow Removal:

- The cost for snow removal in the month of January was \$9,325.

Buildings:

New light fixtures for buildings 6, 7 and 10 have been installed. (The fixtures cost \$1,553.22 and installation cost \$1989.00 for a Total cost \$3,543.22) **To those who live in buildings 6, 7 and 10 - PLEASE test that your lights actually do work. If not, please notify us so we can take the proper corrective steps.**

Landscaping:

- New trees are on the schedule for Spring planting. What species is yet to be determined.
- Even though the spruce tree by the dumpster between building 3 & 4 is clearly dead, it has not been removed because it may be under warranty.
- Greenstuff has been paid in full for our 2024 landscaping chemical applications. There is a pre-pay discount incentive for which we took advantage.

Grounds and Property:

- Still waiting for an invitation to the Chicopee Safety Committee Meeting regarding fire hydrants.
- There is no new update on the new installation options from Crossroads. We are planning to present our situation to our City Councilors at an upcoming meeting.

Old Business:

Wrapping up 2023

New Business:

Project wish list for 2024

There being no further business, the meeting was adjourned at 8:30 pm.

Our next meeting will be held in February 20.

All owners are always encouraged to attend.

(We'd love to see you...)

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Trustee At Large

REMINDERS:

Ice melt is available at the mailbox area. Please keep a container of ice melt near your front door to spread on your steps and sidewalk on those icy mornings and evenings.

PLEASE...drive slow when on the property. The snow banks and slippery roads make driving a little more challenging. Be considerate. Be safe.