

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes

January 6, 2026

Present: Shelbee Ledoux, Rosemary Thompson, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette, and 4 unit owners representing 4 units.

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

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the November 25, 2025 meeting. Vote: Passed.

Finances:

- Checking: \$60,690.93 Reserves: \$289,211.18 Total: \$349,902.11
- Arrearages: \$310 involving 1 unit owner

Snow Removal:

- The cost for snow removal and ice melt for Nov., Dec. and Jan. was \$9,791.22.

Buildings:

- The foundation repair in unit #43 has been completed.

Landscaping:

- New trees will remain on this year's agenda.
- We will be going out to bid landscaping for the 2026 season.

Grounds and Property:

- Filling the gaps under the perimeter fence will remain on this year's agenda.
- Crossroads has completed the underground portion of installation. The next phase will start in the spring.
- Fall clean-up could not happen due to Crossroads delay in completing the underground installation and the surprise early snow. If there is a thaw, there is a possibility the landscapers will try to pick up leaves.
- Our plow company suggested we purchase a snowblower to keep on the property to help the clean up process. After discussion, the consensus is that this is not a good idea for financial, insurance and many other reasons. A formal vote will be taken at the next meeting.
- A motion was made and seconded to hire Greenstuff to do 9 chemical applications for the 2026 season at a cost of \$3,347.69. Vote: Passed

Old Business:

- None

New Business:

- There will be several Board positions opening up in July. If the association is to remain self managed, those positions need to be filled. Otherwise, a management company will need to take over and condo fees will increase a minimum of \$50-100/month for the remaining part of the year.

Comments from the floor:

- A unit owner questioned what date are the financial balances taken. Answer: The balances are from Monday January 5, 2025.
- A unit owner questioned the cost breakdown for the snow removal. \$5,716.22 comes out of 2025 budget. \$4,075 comes out of 2026 budget.
- A unit owner questioned the high checking account balance. After the January deposit, the appropriate amount necessary to balance the 2025 budget will be transferred into the reserve account.
- There was a lot of discussion on the snow plowing and people not following the rules creating confusion for residents and for the plow company.

There being no further business, the meeting was adjourned at 8:02 pm.

Our next meeting will be February 10, 2026.

All unit owners are encouraged to attend and participate.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Treasurer/Clerk

NOTES:

- We received another fine of \$163 for contaminated recycling pick up from 11/25/25. If someone offers to take your trash out, you are responsible to make sure it is placed in the proper dumpster!

If there is ANY question on whether an item could be recycled, throw it in the trash dumpster! And all boxes must be broken down.

If you use trash bags to take your recyclables to the dumpster, you MUST:

- empty the recyclables out of the trash bag
- place the trash bag in the trash dumpster!
- **NO TRASH BAGS ARE ALLOWED IN THE RECYCLE DUMPSTER.**

These fines are expensive and unnecessary!