

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes

October 28, 2025

Present: Shelbee Ledoux, Rosemary Thompson, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette, and 8 unit owners representing 7 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 October 8, 2025 meeting. Vote: Passed.

Finances:

- Checking: \$45,950.05 Reserves: \$295,917.88 Total: \$341,867.93
- Arrearages: \$310 from 1 unit owner

Comments from the floor:

- A unit owner asked why the fence company did not fill the gaps under the perimeter fence. We will need to have our landscapers fix them either during fall clean up or in the spring.
- A unit owner complained that there were some nails on their steps and some packing material in the bushes that did not get picked up from the siding project.
- A unit owner requested that utility vehicles not park at the curve of our entrance.

Buildings:

- The siding replacement on building #3 is in progress.
- New front lights have been ordered for building # 1 and to replace 2 damaged lights on building #11. A motion was made and seconded to have Sypek Electric install the new lights and check the sensors on the property. Vote: Passed.

Landscaping:

- The two new trees may or may not be installed this year. We are waiting to hear from our tree guy.

Grounds and Property:

- The gaps under the perimeter fence will be addressed, if possible, before the winter.
- Mr. Sealgood was here today to seal all the cracks in our roadways.
- Everything has been marked and flagged and we are ready for Crossroads to begin the installation process.
- Fall clean-up and gutter cleaning will take place in November after Crossroads has completed their underground work.

Old Business:

- None

New Business:

- The Fall/Winter Newsletter is in progress.

There being no further business, the meeting was adjourned at 7:05 pm.

Our next meeting will be Tuesday, November 11th and November 25th at 6:30. All unit owners are encouraged to attend and participate.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Treasurer/Clerk

REMINDERS:

The time will be changing this weekend and it will be getting dark earlier. PLEASE:

- Drive slow. People will be walking dogs and going to the mailbox in the dark.
- Please use your front door lights. It is a simple safety thing that costs very little and helps light the sidewalks in some of the darker areas on the property.
- Change the batteries in your smoke alarm and carbon monoxide detector.
- Check your furnace filter to see if it needs to be changed.