

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes November 11, 2025

Present: Shelbee Ledoux, Rosemary Thompson, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette, and 2 unit owners representing 2 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 28, 2025 meeting. Vote: Passed.

Finances:

- Checking: \$42,965.23 Reserves: \$287,442.18 Total: \$330,407.41
- Arrearages: \$2,170 from 6 unit owners

Comments from the floor:

- None

Buildings:

- The siding replacement on building #3 has been completed. There was an additional cost of \$200 for Tyvek that was not under the original siding. There was also an additional cost of \$300 to fix the siding in numerous places on Building #1 and unit #44.
- New front lights have installed on building # 1 and building #11.

Landscaping:

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

Grounds and Property:

- The gaps under the perimeter fence will need to be addressed next year.
- Crossroads has begun 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 budget for 2026 was discussed and will be voted on at the next meeting.
- The Fall/Winter Newsletter will be distributed before December.

There being no further business, the meeting was adjourned at 7:36 pm.
Our next meeting will be Tuesday, November 25th at 6:30. All unit owners are encouraged to attend and participate.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Treasurer/Clerk

REMINDERS:

- If you have planted annuals in the front of your unit, please make sure they are picked up and disposed of before the snow falls. Same thing for pumpkins!
- Don't forget to save a container to store some ice melt for your personal use.
- PLEASE...keep your front light on throughout the night. Even though we have streetlights, there are areas on the property that are dark. It costs very little and it will make our property a little safer for everyone! Thank you!