

# CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

## Meeting Minutes

November 16, 2021

Present: Karen Burkinshaw, Don Dominique, Richard Lacasse, Norman Muller, Rosemary Thompson, and five unit owners.

Ms. Burkinshaw called the meeting to order at 6:30 p.m.

### Comments from the Floor:

- We received a complaint from a unit owner.

### Meeting Minutes:

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

### Finances:

- As of today, we have \$22,859.70 in checking and \$142,936.21 in reserves for a grand total of \$165,795.91.
- As of today, we have \$12,517.99 in arrearages. Four owners owe a total of \$426. The remainder is owed by the estate of a unit owner and will be settled when the unit is sold.
- A motion was made and seconded to adopt a 2022 budget that will raise \$264,960 and will set the monthly condo fees at \$260 for the two-bedroom units and \$204 for the one-bedroom units. Vote: Passed.

### Legal:

- The Chicopee Conservation Commission signed a new Certificate of Compliance. We need to file it at the Hampden County Registry of Deeds.

### Snow Removal:

- We are still negotiating our new 2021-2022 contract. In the event of snow before the contract is executed, our contractor will charge last year's rates.

### Landscaping:

- Fall cleanup is scheduled to be completed this week.

### Grounds/Property:

- Last week's heavy rain caused minor problems behind Building 2. Ed Severance reviewed the area today and will have the catch basin in that area cleaned out. Other corrections will be made in the spring.

### Buildings:

- Gutters are scheduled to be cleaned later this week.
- We are planning to have new rain handlers installed on Buildings 1 and 2 soon.
- We have hired Pro Tech to repair the Unit 3 cellar crack. They will notify us when the work is scheduled to be done.

### Unit Issues:

- Trustees discussed unit issues.
- Last Friday's torrential rains caused a few water problems and these are being looked into.

New Business:

- Future meeting: Tuesday, November 30.

There being no further business, the meeting adjourned at 8:15 p.m. Our next meeting will be on Tuesday, November 30, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller  
Vice President

**REMINDERS:**

1. One of our residents requested we alert everyone that they should never use tap water on their contact lenses. Check with your eye care professional for details.
2. If you decorated the outside of your unit with real pumpkins, you need to dispose of them. Neither our landscaper nor our snow crew will remove your rotting pumpkins.
3. If you decorate the exterior of your unit, please do NOT run wires on the walks or steps causing a trip hazard. Also, please do NOT use nails or screws to attach decorations to the building as these holes negatively impact the building envelope.
4. Next week, the ice melt container will be placed at the mailbox area. Please make sure to have a container of ice melt at your front door for those icy mornings.
5. If you are concerned about drafts and cold air in your unit, Mass Save may be able to help you with insulation, etc.