

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION
Meeting Minutes
March 8, 2021

Present: Karen Burkinshaw, Richard Lacasse, Norman Muller, Rosemary Thompson, and Don Dominique. There were no other unit owners present.

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

Comments from the Floor: None.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the February 16 meeting. Vote: Passed.

Finances:

- As of today, we have \$4,558.15 in checking and \$188,311.52 in reserves for a grand total of \$192,869.67.
- It is too soon in the month to report on arrearages.

Snow Removal: Nothing to report.

Landscaping:

- Trustees discussed and made minor changes to the landscaping contract.
- We are still waiting for Cotton Tree Service to schedule removal of the tree behind Building 3.

Grounds/Property:

- Chicopee Electric has completed the electrical upgrades to our property. Thank you to all residents for your patience and cooperation during the scheduled power outages.

Buildings:

- Trustees discussed the broken sewer pipe in one of the units in Building 6. A motion was made and seconded to reimburse the unit owner for the cost of investigating the problem which led to the discovery of the broken pipe. Vote: Passed.
- We expect our Building 10 and 11 roof projects to be completed in the next month or two.
- Trustees looked at a quote for Building 2 railings and decided to hold off on it until other projects are completed.

Unit Issues:

- Trustees discussed several minor unit issues.

Old Business:

- Units 2, 37, and 43 have new owners. Unit 3 is in process of being sold. New owners will be invited to a new owner meeting to be held in the near future.

New Business:

- Future meetings: March 23 and April 6.

There being no further business, the meeting adjourned at 8:30 p.m. Our next meeting will be on Tuesday, March 23, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Snow and ice is still a possibility. Keep your can of ice melt handy for those icy mornings.
2. Several years ago a few residents had sewage back-up problems from the washing machine drain pipe in their basements and we recommended having a backflow valve installed in the drain line to prevent the problem. If you have one, check to insure it is still working. If you do not have one, consider installing one before a problem arises.
3. Have you checked your smoke alarms lately? They usually need to be replaced after ten years. The battery should be replaced at least once a year.