

CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

Meeting Minutes

April 21, 2020

Present: Karen Burkinshaw, Norman Muller, and Rosemary Thompson. Richard Lacasse and Al White were remotely present via telephone. 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 April 7 meeting. Vote: Passed.

Finances:

- As of today, we have \$30,206.84 in checking and \$210,249.48 in reserves for a grand total of \$240,456.32.
- As of today, we have arrearages of \$2,550 involving four owners. One of these accounts is in collections.
- Our taxes and review of our financial records have been completed.

Snow Removal:

- We still need to repair some minor plowing damage to lawn areas.
- We are looking for a contractor to repair damage to our asphalt berms.
- We need to have the ice melt spreader cleaned before storing it for the summer.

Landscaping:

- We need to schedule Premiere Irrigation to start up and inspect the irrigation system.
- We need to have the three smoke trees on the property removed and replaced with yet-to-be-selected plantings.
- A dead arbor vitae on the side of Building 3 needs to be removed.

Grounds/Property:

- Our first application of pest control was done this week.
- The wall adjacent to our entrance sign has been power washed.
- We need to have trash behind the main dumpster area cleaned up before the plants leaf out.
- We need to call and schedule catch basin cleaning.
- Trustees discussed the new main dumpster pad at length, including the area adjacent to the dumpster area. We still need to clarify a few issues.
- We need to further investigate the two catch basins that need to be rebuilt.
- We are still waiting for the dumpster light to be repaired.
- We need to have the unused path between Buildings 1 and 2 removed. Many of the pavers are loose and present a trip hazard.
- A motion was made and seconded to hire Mr. Sealgood to reline and renumber parking areas as well as patch cracks in the asphalt. Vote: Passed.

Buildings:

- We are getting quotes to have gutters and downspouts cleaned.

- A motion was made and seconded to hire Sexton Roofing to replace the roof over Units 61-68 at a cost of \$23,500. Vote: Passed. Rosey will schedule this.
- We are getting prices to have some repairs done to the charmstone on the front of Building 5.
- We are getting prices to replace the deck skirting on Building 3.
- The Building 1 doorbell/intercom system has been relocated.
- We are still waiting for installation of new front and rear doors on Building 4.
- We need to inspect decks, steps, and railings in the near future to determine if any repairs need to be done.

New Business:

- We are starting to plan our Annual Meeting with particular attention to the possibility of needing to deal with social distancing.
- Future meeting: May 5.
- The Chicopee Fire Department has requested permission to do a pre-fire walk through the property. This has tentatively been scheduled for May 1.
- A motion was made and seconded to clarify Article II, 2. of our Rules and Regulations Amended and Revised January 1, 2020 by removing the sentence, "Charcoal and wood burning or charcoal burning items such as fire pits, hibachis, smokers and chimineas or similar devices are NOT permitted." and replacing it with, "Fire pits, hibachis, smokers and chimineas or similar devices are NOT permitted regardless of the type of fuel they burn." Vote: Passed.

There being no further business, the meeting adjourned at 8:40 p.m. Our next meeting will be on Tuesday, May 5, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,



Norman Muller
Vice President

Reminders:

1. Have you checked your smoke alarms lately? This may not be important to you, but the others in your building are very concerned.
2. Deck weather is coming. Clear all the junk off your deck and get ready for summer.
3. Please report any problems by calling us at 413-493-8540, emailing us at clearviewheights@aol.com, or come to a meeting. Do not report problems to individual Trustees.
4. Speed limit is still 10 MPH. Slow down!
5. Some residents still do not break down boxes before depositing them in the recycling dumpsters. If this requires additional pick-ups, it will also require an increase in condo fees.
6. Please keep your front door light on at night. It lights the way for people who walk around at night and it also helps deter criminal activity.