

# CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION

## Meeting Minutes

April 6, 2021

Present: Karen Burkinshaw, Don Dominique, Richard Lacasse, Norman Muller, and Rosemary Thompson. 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 March 23 meeting. Vote: Passed.

### Finances:

- As of today, we have \$2,917.84 in checking and \$140,274.85 in reserves for a grand total of \$143,192.69.
- It is too early in the month to report on arrearages.
- Our tax return preparation is in process.

### Snow Removal:

- Mike Theroux gave us a quote to repair our asphalt berms. A motion was made and seconded to hire Mike Theroux to repair berms on the property at a cost of \$1,000. Vote: Passed.
- Now that snow season is over, we will have the ice melt spreader cleaned and tuned up for next year.

### Landscaping:

- The large tree behind Building 3 is scheduled to be removed on April 14.
- Cotton Tree Service will walk the property with Trustees on April 7 to discuss other tree work.
- Setter completed spring cleanup the week of March 29.
- We will schedule a meeting to walk the property with Marc of Setter Landscaping.

### Grounds/Property:

- We will be having the catch basin in front of Unit 75 raised in the near future. Mike Theroux will do the work.
- Once our tree work is complete, we will have our perimeter fence checked and repaired as needed.
- The Chicopee Electric Light Project has been completed. Landscaping has been repaired and the small red flags have been removed.
- We are still waiting for a replacement street sign to be installed.

### Buildings:

- Repairs to the Unit 46 waste pipe have been completed. We still need to file paperwork with our insurance carrier so they can determine if the repairs are covered.
- We will have our contractor conduct a visual check of the waste pipes at Units 11, 12, 13, 14, 47, and 48 to determine if there are any issues that need our attention.
- We are in process of ordering new steps for Units 45-46.
- New roofs have been installed on Buildings 10 and 11.
- We are still looking at pricing to have railings installed in front of Units 11 – 14.

Unit Issues:

- Trustees discussed several unit issues.

Old Business:


- New owners/residents will be invited to a meeting to be held on Tuesday, April 14.

New Business:

- Future meetings: April 20 and May 4.

There being no further business, the meeting adjourned at 8:15p.m. Our next meeting will be on Tuesday, April 20, at 6:30 p.m. in the Meeting Room. All owners are invited to attend.

Respectfully submitted,

  
Norman Muller  
Vice President

**Reminders:**

1. Many things are changing but our speed limit is still the same—10 MPH. SLOW DOWN!
2. Warm weather is coming. Is your air conditioner ready?
3. Have you checked your smoke alarms lately?
4. If your vehicle is leaving oil stains in your parking spot, have it checked. Oil stained parking spots are an owner responsibility and subject to fines.