

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes

June 10, 2025

Present: Norman Muller, Brandan Ledoux, Don Dominique, Carolyn Sowa
and 6 unit owners representing 6 units.

Mr. Muller called the meeting to order at 6:30 p.m.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the May 27, 2025 meeting.
Vote: Passed.

Comments from the floor:

- A unit owner requested some shrubs in front of their unit be removed so they can plant a rose bush in their place.
- The smoke detector in a common hallway in building #1 has sounded a few times randomly. The suggestion for was made to vacuum the alarms periodically to remove bugs that might cause the alarm to sound.
- A unit owner commented their back patio slab was flooded in the heavy rain.

Finances:

- Checking: \$35,166.78 Reserves: \$301,534.16 Total: \$336,700.94
- Arrearages: \$1,737 involving 6 unit owners

Buildings:

- We will be getting additional quotes to fix/repair/replace some siding issues.
- The replacement railings have been installed for units 1-4.
- New steps and railings are under construction. Once a delivery date has been determined, the appropriate unit owners will be notified.

Landscaping:

- Some annual flowers have been planted around the property to add some color during the summer and into the fall.
- Some perennials have been planted as well to fill in some of the areas where shrubs have been previously removed.
- A motion was made and seconded to have Setter remove a shrub, 2 large bushes and fill in 3 sinkholes for a total cost of \$550. Vote: Passed

Grounds and Property:

- The irrigation system is up and running 3 nights a week. As the temperature rises will adjust to run every night.
- The Trustees did a property walk last week and made notes of repairs that need attention.

Grounds and Property (cont.)

- We are in the process of getting quotes to repair the fence line around the property.
- The bamboo behind buildings 4 & 5 has been cut down and chemically treated.

Old Business:

- Interviews for a new handyman are being scheduled.

New Business:

- Summer Newsletter is in the works.
- A list of 2024 Accomplishments has been created to include with the newsletter.
- The Annual Meeting will be held on Tuesday, July 29th

There being no further business, the meeting was adjourned at 8:26 pm.

Our next meeting will be June 24th at 6:30 in the meeting room. All unit owners are encouraged to attend.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Trustee At Large

TIME IS TICKING...

There will be one board position available as of our Annual Meeting on July 29th. So far, no one has showed any interest in becoming a board member or getting involved. If we have to hire a management company to help manage our property, condo fees will significantly increase (25%? 30%? 35%? 50%? percent). We will not only have to pay the management company but the cost for our repairs will increase and have a service charge added. It is going to be a hit into everyone's pocketbook.

Please think about volunteering some of your time and become a board member. If you have any questions or would like to learn more what is involved, come to a meeting.