

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes

July 29, 2025

Present: Brandan Ledoux, Rosemary Thompson, Don Dominique, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette and 5 unit owners representing 5 units.

Mr. Ledoux called the meeting to order at 7:07 p.m.

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the July 8, 2025 meeting.
Vote: Passed.

Board Organization:

- New Board positions are:
 - President: Brandan Ledoux
 - Vice President: Rosemary Thompson
 - Treasurer: Carolyn Sowa
 - At Large: Don Dominique
 - At Large: Brian Gauthier
 - Assistant: Jennifer Vincelette

Comments from the floor:

- None

Finances:

- Checking: \$45,890.06 Reserves: \$290,313.62 Total: \$336,203.68
- Arrearages: \$650 involving 4 owners

Buildings:

- The repair to the north side stucco of building #4 will take place in the next few weeks, weather permitting.
- The siding replacement on building #3 will be scheduled once the contractor has received all the necessary materials.
- A motion was made and seconded to accept the quote from Custom Railing to replace the steps and railings for units 15 & 16 and unit 41 for a cost of \$11,760. Vote: Passed
- A motion was made and seconded to accept the estimated pricing from Mike Theroux to remove/replace the landing for units 15 & 16 for an approximate cost of \$3,000.
Vote: Passed

Landscaping:

- Trimming of shrubs have been completed.

Grounds and Property:

- We are on the schedule for Crossroads installation. Timing is tentatively scheduled for the fall.
- A motion was made and seconded to accept the quote from Hastie Fence to make needed repairs to the stockade fence surrounding the perimeter of the property for a cost of \$4,682.44. Vote: Passed

Old Business:

- Interviews for a new handyman are being scheduled.

New Business:

- Potential projects for fall.

There being no further business, the meeting was adjourned at 8:20 pm.

Our next meeting will be **WEDNESDAY August 13th** at 6:30. All unit owners are encouraged to attend.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Treasurer

REMINDERS:

Although we are a safe neighborhood, anything can happen. Please be safe. Keep your belongings safe...lock your doors and keep your car locked.

Some people pull their cars so far into their parking spot that the car blocks a good portion of the sidewalk which can makes it difficult to walk pass, especially for people with mobility issues. To all our residents, please try to be mindful of your parking habits for everyone's safety. Thank you.