

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes

July 8, 2025

Present: Norman Muller, Brandan Ledoux, Rosemary Thompson, Carolyn Sowa and 7 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 June 24, 2025 meeting.
Vote: Passed.

Comments from the floor:

- A unit owner commented that someone is using a visitor parking spot for one of their vehicles instead of parking their vehicle in their assigned spot.
- A unit owner commented that in front of their unit there is a small shrub that is dead and a bush that is half dead.

Finances:

- Checking: \$41,636.10 Reserves: \$306,842.27 Total: \$348,478.37
- Arrearages: Too soon to report

Buildings:

- We are reviewing several quotes to replace the front siding on Building #3, to repair damaged siding on building #4 and fix some siding issues on buildings #1, 5 and 6.
- A motion was made and seconded to accept the quote from R. Tetreault to replace the shake siding and shutters above the charmstone on the front of building #3 for a cost of \$24,676. Vote: Passed
- A motion was made and seconded to accept the quote from R. Tetreault to repair the stucco on the north side of building #4 for a cost of \$2,550. Vote: Passed
- The new steps and railings have been installed at units 43 & 44 and 25 & 26.
- Looking at quotes for new steps and railings for units 15 & 16 and unit 41.

Landscaping:

- Trimming of shrubs should happen in the next week or so.
- A shrub and 2 large bushes have been removed and the 3 sinkholes have been filled.

Grounds and Property:

- We are on the schedule for Crossroads installation. Timing is tentatively scheduled for the fall.
- We have one quote to repair our perimeter fence and are in the process of getting another quote for comparison.

Old Business:

- Interviews for a new handyman are being scheduled.

New Business:

- The Annual Meeting will be held on Tuesday, July 29th.
- As of July 7, 2025, the deadline to express interest in running for a board position has passed. We have 2 owners, Brian Gauthier (unit #5) and Jennifer Vincelette (unit #15), who expressed interest. After some discussion with Brian and Jennifer, Jennifer decided she would support the board as a non-voting assistant. The incumbent trustee, Carolyn Sowa has decided to run for another term. Since there are 2 positions available and only Brian and Carolyn are seeking board positions, there is no need to hold an election at this year's annual meeting.

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

Our next meeting will be the Annual Meeting on July 29th **at 6:00** followed by the regular meeting. All unit owners are encouraged to attend.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Trustee At Large

REMINDERS:

PLEASE...PLEASE...PLEASE do not feed the birds or wildlife! While we may love to see wildlife up close, the reality is that is dangerous.

Please close the dumpster doors after you place your trash or recyclables in the dumpster.