

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes September 23, 2025

Present: Brandan Ledoux, Rosemary Thompson, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette, and 7 unit owners representing 6 units.

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

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the September 9, 2025 meeting. Vote: Passed.

Comments from the floor:

- A unit owner commented that they have been finding hornets throughout their unit. This is one of the units that has recently been treated for hornets. Activity is normal for a few days after treating. If activity persists, please report and we will have the area re-treated.
- A unit owner commented that someone's cars have leaked oil in both parking spots.
- A unit owner commented that it is now possible to schedule your Crossroads installation on the Crossroads website.

Finances:

- Checking: \$61,774.19 Reserves: \$301,578.33 Total: \$363,352.52
- Arrearages: None

Buildings:

- The repair to the rotted plywood on the side of unit 40/41 has been completed. The sidewalk has been poured and the new stairs have been installed.
- The new stairs have also been installed at units 15/16. The cement pad still needs to be poured and then that project will be completed.
- The painting in unit 36 has been finished. This completes the foundation fix in this unit.
- A motion was made and seconded to have Pristine Clean power wash the mossy hot spots on building #8 for a cost of \$400. Vote: passed.

Landscaping:

- The two new trees should be installed in the next few week.

Grounds and Property:

- The gaps under the perimeter fence will be addressed before the winter.

Old Business:

- None

New Business:

- Effective immediately, Don Dominique has resigned from his position on the board. We thank Don for his years of service and wish him well.

There being no further business, the meeting was adjourned at 8:04 pm.

Our next meeting will be **WEDNESDAY**, October 8th at 6:30. All unit owners are encouraged to attend.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Treasurer/Clerk

ONE MORE TIME...**THE RULES FOR THE RECYCLING DUMPSTER ARE AS FOLLOWS:**

- Aluminum Cans
- Food, Beverage and Pet food Cans
- Food and Beverage Bottles and Jars
- Plastic Food Bottles, Tubs and Jars
- Beverage Bottles and Gallon Jugs
- Soap and Personal Care Bottles
- Clear Plastic Clamshell Containers
- Clear Plastic Cups
- Clear Plastic Egg Cartons
- Milk, Juice and Soup Cartons
- Newspapers
- Any paper EXCEPT if it includes metallic, glitter, foil or wire
- Paperback Books

NO PLASTIC BAGS!!!

If there is ANY question on whether an item could be recycled, throw it in the trash dumpster! And all boxes must be broken down.

If you use trash bags to take your recyclables to the dumpster, you MUST:

- empty the recyclables out of the trash bag
- place the trash bag in the trash dumpster!

NO TRASH BAGS ARE ALLOWED IN THE RECYCLE DUMPSTER.

Notice: Every time someone puts, non recyclable items in recycling dumpster it causes us to be fined and additional \$170 per dumpster/per pick up. The more we have to pay fines the less repairs we can accomplish and the more the condo fees will need to increase next year. Please follow the rules.