

# **CLEARVIEW HEIGHTS CONDO ASSOCIATION**

## **Meeting Minutes September 9, 2025**

Present: Brandan Ledoux, Brian Gauthier, Jennifer Vincelette, Carolyn Sowa and 6 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 August 26, 2025 meeting. Vote: Passed.

### **Comments from the floor:**

- There were no comments from the floor

### **Finances:**

- Checking: \$44,434.16     Reserves: \$295,922.75     Total: \$337,786.91
- Arrearages: Too soon to report

### **Buildings:**

- The foundation repair to unit 40 has been completed. In the process of the repair it was discovered that the plywood under the siding was rotted and needs to be repaired before the sidewalk and stairs can be installed.
- A motion was made and seconded to accept the estimated pricing from C & C Home Remodeling to repair the rotted plywood on the side of unit 40/41 for a cost of no more than \$2,000. Vote: Passed
- A motion was made and seconded to accept the estimated pricing from C & C Home Remodeling to complete the repair of a foundation leak in unit 36 for a cost of \$400. This repair is to paint the new drywall which was not done by the previous handyman who had ghosted us before the project was completed. Vote: Passed

### **Landscaping:**

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

### **Grounds and Property:**

- The fence company has fixed the pickets of the perimeter fence but there are still some gaps at the bottom which need to be addressed.
- There has been a complaint brought to the attention of the city about the raccoons getting into the dumpster by the hill. We are looking into alternative possible solutions to hopefully rectify the situation.

### **Old Business:**

- None

**New Business:**

- Potential projects for fall.

There being no further business, the meeting was adjourned at 8:07 pm.

Our next meeting will be Tuesday September 23rd at 6:30. All unit owners are encouraged to attend.

Respectfully Submitted by

*Carolyn Sowa*

Carolyn Sowa  
Treasurer/Clerk

**REMINDERS:**

PLEASE make sure the bar on the trash dumpster is up and covering the dumpster covers so no wildlife can get inside the dumpster.

Please do not feed the wildlife. Human food is not healthy for wild animals. They do not need food from humans to survive. Wild animals have specialized diets. If human food is provided they can become malnourished or die if they eat the wrong kind of foods. Enjoy viewing wildlife at a distance. Stay safe. Respect their space and remember they are wild animals that should stay wild.