

Clearview Heights Condo Association

Meeting Minutes

July 28, 2026

Present: Brian Gauthier, Brian Dominick, Carolyn Sowa, Jennifer Vincelette, and 3 unit owners representing 3 units.

Call to Order

The Annual Meeting was called to order at 7:08 p.m., at the conclusion of the Annual Meeting.

Approval of Minutes

A motion was made, seconded, and unanimously approved to accept the minutes of the July 14, 2026 Meeting.

Financial Report

Checking = \$39,258.42; Reserves = \$373,307.74; Total = \$412,566.16
Arrearages = \$856 involving 3 unit owners

Board Officers

The Board confirmed the following positions:

- President: Brian Gauthier
- Vice President: Brian Dominick
- Treasurer: Carolyn Sowa
- Clerk/Secretary: Jennifer Vincelette

The Certificate of Trustees and bank signer records will be updated as soon as possible.

Property Updates

Branch trimming is expected to begin within two weeks. Replacement plantings are planned near Units 41–42.

A large area of erosion was discovered near Units 41–42. Residents will be asked to monitor water intrusion, and the area will be inspected.

Irrigation repairs remain in progress, with one zone still unresolved.

The Crossroads fiber project is substantially complete.

Gutter and Handyman Work

Previously approved gutter work was completed. The Board is awaiting estimates for additional handyman projects and will continue monitoring drainage near Building 5.

Catch Basin Repair

The Board approved approximately \$1,000 to repair the catch basin and asphalt near Units 65–66.

Vote: Unanimous.

Stair Replacement

The Board approved a **\$33,275** proposal from Custom Railing to replace stairs and railings at Units 80–81, 67–68, 61–62, 57–58, 56, and 76–77.

Vote: Unanimous.

Additional estimates will be requested for other stair and railing repairs.

Memorial Bench

The bench location and installation will be discussed at a future meeting.

Community Event

The block party was canceled due to limited participation. A smaller community event may be considered in the future.

Comments from the floor:

Recurring patio flooding was reported beneath a rear deck, along with concerns about damage near the sliding door and air-conditioning unit. The Board will request an additional contractor evaluation and recommendations for repair.

Storage Containers

Residents are reminded that Board approval is required before placing dumpsters, PODs, or similar containers on Association property. Containers must be removed before winter.

There being no further business, the meeting was adjourned at 9:18 PM.

The next open meeting will be held on August 25, 2026 at 6:30 PM in the meeting room.

All unit owners are encouraged to attend and participate in all open meetings.

Jennifer Vincelette

Clerk

Reminder...

Anyone that signed the commitment to switch to Crossroads if installed, now is the time to switch over!