

# CLEARVIEW HEIGHTS CONDO ASSOCIATION

## Meeting Minutes

February 10, 2026

Present: Shelbee Ledoux, Rosemary Thompson, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette, and 12 unit owners representing 10 units.

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

### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the January 6, 2026 meeting. Vote: Passed.

### Finances:

- Checking: \$27,238.97    Reserves: \$295,146.65    Total: \$322,385.62
- Arrearages: Too soon to report

### Snow Removal:

- The cost to date for snow removal and ice melt for 2026 is \$17,092. The budget for all of 2026 is \$20,000.
- Snow storm issues: Warnings/fines will be issued to owners that parked in undesignated areas or did not move their vehicles during the last few storms.

### Buildings:

- We are resuming the search for a handyman. If anyone knows of a handyman that is licensed and insured, please email the association.
- Thank you to Michael in unit #22 for shoveling the sidewalks leading up to the dumpsters for each snow event.

### Landscaping:

- We potentially will be going out to bid landscaping for the 2026 season. The general consensus from the attendees was that they are pleased with Setter with the exception of the fall cleanup.

### Grounds and Property:

- Crossroads has completed the underground portion of installation. The next phase will start in the spring.
- Fall clean-up was completed.

### Old Business:

- None

### **New Business:**

- We are in the process of preparing documents necessary to file for taxes.
- Two unit owners expressed some interest in helping out with the Board.

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

- Q: A unit owner questioned why the leaves were not picked up in the fall.
- A: This was due to the underground work being done by Crossroads and the early arrival of snow. Fall clean up was done in January when most of the snow was melted.
- Q: A unit owner questioned how many board members does the board need.
- A: The by-laws state 3-5 board members are required. However, since we are a self-managed association, it is necessary to have 5 board members.
- Q: A unit owner questioned why there was a snowblower inside the door of the meeting room.  
A: This is a snowblower that our plow company owns and has left on the property and is using to snowblow the sidewalks. We DID NOT purchase this snowblower.
- A unit owner commented that it was sad that we received yet another fine because someone threw a trash bag into the recycle dumpster.
- A unit owner commented that plastic wrap from water bottles is also not allowed in the recycle dumpster.

There being no further business, the meeting was adjourned at 8:39 pm.

Our next meeting will be March 3rd and March 24th.

All unit owners are encouraged to attend and participate.

Respectfully Submitted by

*Carolyn Sowa*

Carolyn Sowa  
Treasurer/Clerk

### **NOTES:**

**Please be a responsible dog owner.** Pay attention to your dog when you are walking them and pick up after them. There have been numerous sightings throughout the property where this is not happening. And remember dogs must always be leashed.