

# Clearview Heights Condo Association

## Meeting Minutes

June 16, 2026

Present: Rosemary Thompson, Carolyn Sowa, Brian Gauthier, Jennifer Vincelette, and 5 unit owners representing 5 units.

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

### Meeting Minutes:

- A motion was made and seconded to accept the minutes of the May 26, 2026 meeting. Vote: passed.

### Finances:

- Checking: \$40,089.53 Reserves: \$366,234.79 Total: \$406,324.32
- Arrearages: \$1,650 involving 5 unit owners

### Landscaping:

- The removal of dead and overgrown plantings has been completed. Board members and residents noted a significant improvement in the appearance of the property. Additional overgrowth concerns were reported behind Building 5 and will be monitored.

### Grounds and Property:

- **Irrigation System** - Colby has been contacted regarding broken sprinkler heads and zone issues. Repairs are pending. The Board will review dead grass areas with the contractor to determine whether adjustments or repairs are needed.
- **Property Walk** - The Board recently completed a property walk. No immediate safety concerns requiring urgent action were identified. Several maintenance items were noted for future monitoring and planning.
- **Crossroads** - Fiber installation work continues and is progressing throughout the property. Residents who wish to obtain service should contact Crossroads directly to schedule installation. The Board noted that the project appears to be entering its final stages.
- **Pothole Repairs** - Proposal received from Mike Theroux for \$250. A motion was made and seconded to proceed with repairs. Vote: Passed.
- **Concrete Stair Repairs** - The Board reviewed a proposal from Mike Theroux to repair damaged concrete stairs rather than replace them at a fraction of the cost. Repair costs are significantly lower than full replacement costs. The Board agreed to explore repairing a limited number of stairways before considering additional work.

### Buildings:

- A motion was made and seconded to repair the basement in Unit 39 for \$450. Vote: Passed

### Old Business:

- **Board Vacancy** - The Board reminded residents that one Board position will become vacant following the Annual Meeting. No nominations have been received to date. Interested owners were encouraged to submit their names prior to the June 30 meeting.

- Block Party - Planning remains underway. No significant updates were reported at this time.

**Comments from the floor:**

- Restoration of grassy areas impacted by fiber installation work. The Board is looking into planting grass in fall.
- Dirt and debris on buildings resulting from construction activities. The Board also noticed most buildings need washing.
- Overnight industrial noise heard from neighboring properties. Nothing we can do about this.
- Propane tank safety and existing Association restrictions. Propane tanks should **never** be stored indoors.
- Lawn watering and irrigation concerns. The Board is in contact with Colby to remedy the issue.

There being no further business, the meeting was adjourned at 8:54 PM.

Our next meetings will be June 30, July 14 and July 28 (annual meeting) at 6:30 PM in the meeting room.

All unit owners are encouraged to attend and participate.

*Jennifer Vincelette*

Member at Large

**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 ONLY
- 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.

**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.