

Clearview Heights Condo Association

Meeting Minutes

April 21, 2026

Present: Shelbee Ledoux, Rosemary Thompson, Carolyn Sowa, Brian Gauthier, Jennifer Vincelette, and 6 unit owners representing 6 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 April 7, 2026 meeting. Vote: passed.

Finances:

- Checking: \$58,740.25 Reserves: \$312,869.14 Total: \$371,609.39
 - o It was noted that \$42,000 will be transferred from Checking to Reserves. This is the 2025 excess.
- Arrearages: \$373 involving 2 unit owners, none of which are over 60 days
 - o A unit owner asked what happens when over 60 days. Advised that it is reviewed for possible collections.

Grounds and Property:

- It was confirmed that American Pest Solution will be on the property on April 24, 2026. As a reminder keep your doors and windows closed and pets indoors, while on the property and for at least 1 hour after.
- Crossroads is scheduled to begin the next phase in about 6 weeks.
- A partial walkthrough is taking place in the immediate near future to address the landscaping issues. A full walkthrough will take place in Mid-Late May.

Buildings:

- Estimates are being collected to replace the gutters on Building 5. More information to come.
- We are still waiting for Custom Railing to get back to us on the damaged steps. They are waiting for nice weather to fix the issues.

Old Business:

- Our search continues for new board members to fill the empty positions coming up in July. If anyone is interested in becoming a board member or a non-voting assistant, please send an email to: info@CVHChicopee.com with the subject line: Board Interest.
- We are still looking for volunteers to assist with a possible Block Party.
 - o We will send an email to gauge interest, before moving forward.

New Business:

- Acceptable forms of communication with Board Members: calling the answering service (413) 493-8540; emailing us at info@CVHChicopee.com; dropping a note in the "Condo Mail" Slot; and using the contact form on our website www.CVHChicopee@gmail.com.

- Unacceptable ways to communicate with Board Members: Please DO NOT call our personal numbers, even if we called you, DO NOT knock on our doors or ring our doorbells, DO NOT shanghai us in the parking lot or by the mailbox. The Board members are volunteers and have private lives.

Comments from the floor:

- A unit owner commented about crumbling pavers behind Building 1. This will be looked at during the walkthrough and addressed by either landscaping or handyman.
- A unit owner commented on the dirt patches from Crossroads, which will be addressed when they return to complete work.
- A unit owner commented about missed leaves and branches behind building 6. This will be looked at during the walkthrough and added to the landscaping list.
- A question was asked about when the snowblower would be removed from the meeting hall. We are in contact with snow contractor.

There being no further business, the meeting was adjourned at 7:28 PM.

Our next meeting will be Tuesday, May 12, 2026 at 6:30 PM in the meeting room.

All unit owners are encouraged to attend and participate.

Jennifer Vincelette

Member at Large

PLEASE:

- Drive slowly on the property. (The posted speed limit is 10 MPH.) Now that nice weather is here, more people are out and about walking.
- Be careful turning the corner onto and from Worthington Street. Make sure you stay on "your" side of the road.
- Advise any visitors and guests to be mindful of the speed limit. Our condo rules apply to everyone that comes on the property.)