

# CLEARVIEW HEIGHTS CONDO ASSOCIATION

## Meeting Minutes

March 24, 2026

Present: Shelbee Ledoux, Rosemary Thompson, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette, and 7 unit owners representing 6 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 March 3, 2026 meeting. Vote: Passed.

### Finances:

- Checking: \$51,164.87    Reserves: \$306,257.69    Total: \$357,422.56
- Arrearages: \$390 involving 2 unit owners

### Buildings:

- We are in the process of conducting handyman interviews. We have had 2 interviews to date and have another interview scheduled for Wednesday.
- A unit owner in building #5 has concerns over new cracks that have appeared in their living room wall and outside in the foundation. We will be looking for a structural engineer to ensure there is not an underlying structural issue before the cracks are repaired.
- Three of the four new steps that were installed last year have started flaking. We will contact the manufacturer.

### Landscaping:

- Spring clean up will be happening in the not too distance future.

### Grounds and Property:

- Nothing to report at this point in time.

### Old Business:

- None

### New Business:

- Taxes have been prepared and will be mailed this week. We owed \$413 for federal taxes and \$124 for state taxes.
- 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 email your interest to the board at [info@cvhchicopee.com](mailto:info@cvhchicopee.com).

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

- A unit owner emailed a comment that there has been "banging between the ceiling/floor" between garden units. There was some discussion and story sharing but the common theory was that the banging is probably due to air in the pipes. That would be a unit owner's responsibility.
- A unit owner acknowledged that they do sometimes hear a large bang in the morning. A consensus is that the bang is coming from the mason company.
- A unit owner commented if we knew that we would still need a board even if we hired a management company. Yes, we knew that.
- A unit owner suggested that the board members approach unit owners to discuss the possibility of them joining the board.
- A unit owner asked if the gutters were going to be cleaned. We clean the gutters in the fall.
- A unit owner asked if the railings are being replaced when new stairs are being installed. The answer is yes.
- A unit owner mentioned that a recent email was sent to everyone's email. This was an unintentional glitch with the new email program. The glitch has been corrected. Sorry for any inconvenience this may have caused.

There being no further business, the meeting was adjourned at 7:50 pm.

Our next meeting will be April 7th at 6:30 pm in the meeting room.

All unit owners are encouraged to attend and participate.

*Carolyn Sowa*

Carolyn Sowa  
Treasurer

### **NOTES:**

Our new website and email launched this month.

email: [info@cvhchicopee.com](mailto:info@cvhchicopee.com)

website: [cvhchicopee.com](http://cvhchicopee.com)

Communicating through one of the above options ensures your problem/concern becomes formally documented and should be addressed in a timely matter.

Spring weather is almost here. Crossroad should be back on the property soon to complete the installation of our fiberhood. Now is a good time to complete your registration application on the Crossroads website.