

Clearview Heights Condo Association

Meeting Minutes

July 14, 2026

Present: Rosemary Thompson, Carolyn Sowa, Brian Gauthier, Jennifer Vincelette, and 4 unit owners representing 4 units.

Mr. Gauthier called the meeting to order at 6:31 PM

Meeting Minutes:

- A motion was made and seconded to accept the minutes of the June 30, 2026 meeting. Vote: passed unanimously.

Finances:

- Checking: \$43,859.67 Reserves = \$373,307.74 Total = \$417,167.41
- Arrearages: to be determined.

Landscaping

- Gaps under fence - A motion was made and seconded to accept the proposal from Setter to put pressure treated wood with rebar on the back side of the fence for \$600. Vote: passed unanimously.
- Gaps under fence – Another motion was made and seconded to accept the proposal from Setter to put down loam and seed on the fence line for approximately \$500 (Estimated at 3 yards of loam, but more may be needed). Vote: passed unanimously.
- Tree removal – A motion was made and seconded to accept the proposal from Setter to cut down the dead tree in the Courtyard and remove the stump, including clean-up, loam and seed for \$500. Vote: passed unanimously.
- Knotweed/Sumac situation – A motion was made and seconded to accept the proposal from Setter to cut down the sumac and knotweed on the other side of the fence approximately 10 feet from fence for \$400 and spray cocktail of Woody Brows and Roundup, behind the fence to aide in preventing regrowth at the cost of \$75/gallon, estimated at 3-5 gallons. For a grand total of \$775 (behind buildings 2, 3, 4, and 5). Vote: passed unanimously.
 - o Another application may be needed before winter.
- Branch trimming in Courtyard and around perimeter of the property - A motion was made and seconded to accept the proposal from Setter to cut all low and dead branches on pines for \$350. Vote: passed unanimously.
- A motion was made and seconded to accept the proposal from Setter to remove the straw near unit 16 left over from the prior bank issue and put down loam and seed for \$75. Vote: passed unanimously.
- A motion was made and seconded to accept the proposal from Setter to fill in the holes behind buildings 1, 2, 3, 4, and 5 for \$250. Vote: passed unanimously.
- Another motion was made and seconded to accept the proposal from Setter to fill in the big ditch by the fence behind building 5 for \$300. Vote: passed unanimously.
- New Plantings in front of 41/42 – A motion was made and seconded to allocate \$300 from the budget for new plants around the property focusing on the area in front of units 41/42 and on the side of Building 8 near the mailboxes. Vote: passed unanimously.

Irrigation System

- There are 2 holes behind building 2 that require the system to be tested for leaks.
- Several sprinkler heads may need to be replaced.
- The Board will continue monitoring the system and inspect for any additional repairs that may be needed.

Crossroads Fiber Project

- Nothing new to report at this time. Crossroads has been on the property working diligently.

Community Reminders

- **PLEASE** follow the rules regarding trash and recycling.
- **ABSOLUTELY NO** plastic shopping bags or trash bags are allowed in the recycling dumpster. The association is charged \$172 every time an unauthorized item is in the recycling dumpster.
- Do your part - When in doubt, throw it in the regular dumpster.

Community Block Party

- Nothing new to report at this time.

Repairs & Maintenance

- The Board is working on obtaining updated pricing for the stair replacement project and discuss next steps at a future meeting.

Norman's Memorial Bench

- The Board is accepting voluntary contributions toward the project to help offset installation costs if needed. We received overwhelming support from many owners, and we are working on next steps. Thank you to everyone!

Comments from the floor:

- There was discussion regarding plants and weeds.
- A new hole was noted in the parking spot of Unit 65 and the Board is looking into this.
- Thank you to all unit owners that take the time to weed the beds in front of their units. Everything we do helps to keep the community bright. It was asked that the weeds be discarded of in the trash or thrown over the fence immediately and not left in the grass in front of the bed.

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

Our next meeting will be the annual meeting on July 28, 2026 at 6:00 PM in the meeting room.

All unit owners are encouraged to attend and participate.

Jennifer Vincelette

Member at Large