

Clearview Heights Condo Association

Annual Meeting Minutes

July 28, 2026

Present: Shelbee Ledoux, Rosemary Thompson, Carolyn Sowa, Brian Gauthier, Jennifer Vincelette, and 14 unit owners representing 12 units.

Call to Order

The Annual Meeting was called to order at 6:00 p.m. Owners were welcomed, and the meeting format was reviewed.

Approval of Minutes

A motion was made, seconded, and unanimously approved to waive the reading of and approve the minutes of the July 29, 2025 Annual Meeting.

Financial Report

The Board reported the Association is operating within budget and slightly ahead of projections for 2026.

- Deferred landscaping projects were approved and remain within budget.
- Exterior stair replacement is planned and will be funded from reserves.
- The snow removal budget is approximately \$300 over budget but is not currently a concern.
- Reserve funds total approximately \$370,000 and are designated for future capital improvements, including eventual parking lot replacement.

The Board also reviewed the purpose of the operating and reserve accounts and answered questions regarding reserve investments.

Board Membership

No election was required.

- Shelbee's term expired.
- Rosemary resigned after assisting with completion of the hill remediation project.
- Brian Dominick joined the Board.
- One Trustee position and two assistant positions remain vacant.

The Board encouraged owners to volunteer and discussed the importance of maintaining adequate Board membership.

Board Business

The Board announced a trial meeting schedule of one open meeting and one working meeting per month. An informal survey was also conducted regarding preferred meeting days.

Owner Discussion

Topics discussed included:

- Recycling requirements and contamination fees.
- Parking concerns and existing parking regulations.
- New owner orientation and volunteer recruitment.
- Update on the Norman memorial bench project.

- Crossroads fiber installation.
- General maintenance questions, including water pressure.

The Board answered owner questions and will continue to address these items as needed.

Adjournment

There being no further business, the Annual Meeting was adjourned.

All unit owners are encouraged to attend and participate in all open meetings.

Jennifer Vincelette

Clerk