

Clearview Heights Condo Association

Meeting Minutes

May 26, 2026

Present: Shelbee Ledoux, Rosemary Thompson, Carolyn Sowa, Brian Gauthier, Jennifer Vincelette, and 9 unit owners representing 9 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 12, 2026 meeting. Vote: passed.

Finances:

- Checking account balance at the time of agenda preparation: approximately \$68,797.20
- Reserve account balance: approximately \$318,452.19
- Total funds: approximately \$392,249.39
 - o It was clarified that \$42,000 from last year's budget overage was transferred from checking into reserves, so the overall total remained unchanged.
- Arrearages totaled approximately \$1,399 across four units, with none more than 60 days delinquent.

Landscaping:

- A major portion of the meeting focused on the planned removal of approximately 60 shrubs/plants around the property.
- Board members explained that:
 - o Many plants are dead, diseased, overcrowded, moldy, aging, or choking other plants.
 - o The decision followed a property walk-through by the Board.
 - o This is intended to be a **multi-year landscaping improvement project**.
 - o Only a small number of plants are considered salvageable for relocation.
- A resident expressed concern:
 - o Believing that healthy plants were being removed unnecessarily.
 - o Requests were made for more community involvement before future landscaping decisions.
 - o Concerns were raised about throwing removed plants over the fence and the future cost of replacement landscaping.
 - o One resident requested their objections be documented in the meeting minutes.
- The Board responded that:
 - o The topic had been discussed at previous meetings.
 - o Decisions cannot be delayed until every resident is able to attend.
 - o Replacement planting considerations will be addressed individually with the applicable unit owner, as these areas pertain specifically to the front of each respective unit. This process will not function as a community-wide collaborative activity.
 - o Individual plant-by-plant discussions would not continue during the meeting.

Grounds and Property:

- Irrigation System
 - o The irrigation contractor planned to return Thursday, May 28, 2026, to repair and restart the system, pending no additional issues.
- Property Walk
 - o The Board discussed scheduling a comprehensive property inspection to review:
 - Repairs

- Maintenance concerns
 - Areas to monitor
- Tentative plans were discussed for holding the walk-around on a Saturday
- Crossroads Update
 - Work had progressed into the splicing phase.
 - A meeting with the engineer was requested before utility boxes are installed to ensure the work remains aesthetically appropriate.

Buildings:

- Next Round of Steps
 - Discussion included:
 - Identifying stairs needing replacement.
 - Possible coordination between contractors for railings and sealing work.
 - Questions from residents about transparency and publication of the stair replacement priority list.
 - The Board stated:
 - Plans are still being finalized.
 - Affected unit owners will be notified when appropriate.
 - Units scheduled for step replacement this year will be noted in the meeting minutes, as they always are, once the pricing has been voted on and approved.

Old Business:

- Board Vacancies & Annual Meeting
 - The Board currently has open positions. We have one definite owner joining.
 - Residents were encouraged to volunteer or submit nominations.
 - The Annual Meeting will be held on July 28, 2026, at 6:00 PM in the meeting room.
 - All Board Member nominations must be submitted by end of June.
- Block Party Update
 - Event Date: Sunday, August 23, 2026
 - Rain Date: August 30, 2026
 - Planned activities include:
 - Live music
 - Food
 - Games
 - Community gathering
 - The event will be community-supported and not funded by the association.
 - Sign-up sheets will be created for volunteers, food, tents, tables, grills, chairs, games, and supplies.

Comments from the floor:

- Concern about a completely dead pine tree near one of the units.
 - This concern was noted and it was again reiterated that this was part of prior discussions and small walk around held in April. It is noted that tree removal is different from plant/shrub removal.
- Requests for greater transparency and inclusion in Board decisions.
 - This concern was noted and the Board has been making every effort to provide as much detail as possible, when appropriate. Owners were reminded that there are open Board positions.
- Comments regarding how resident concerns are documented in meeting minutes.
 - This concern was noted and the Board has been making every effort to provide as much detail as possible in the meeting minutes.

The meeting concluded with a motion to enter executive session after thanking residents for attending.

There being no further business, the meeting was adjourned at 7:43 PM.
Our next meeting will be June 16, 2026, at 6:30 PM in the meeting room.

Future meetings are June 30, 2026, July 14, 2026, and July 28, 2026 (annual meeting)
All unit owners are encouraged to attend and participate.

Jennifer Vincelette

Member at Large

Board Reminder & Community Participation

The Board of Trustees would like to remind all residents that the Board's responsibility is to act in the best interest of the condominium community as a whole. Decisions are made after discussion, property review, financial consideration, and evaluation of the overall needs of the association.

It is also important to understand that Board decisions are not made by any one individual Trustee acting alone. Decisions are discussed collectively, with input from all participating Board members, and are ultimately made through Board discussion, consensus, and formal voting when required. While individual Board members may oversee or coordinate certain projects or communicate updates to residents, those actions are done on behalf of the Board as a whole.

While resident feedback, questions, and concerns are always welcome and encouraged, not every task or project can function as a group activity or community-wide decision-making process. Certain operational, maintenance, and administrative responsibilities fall within the scope of the Board's duties and must be handled accordingly to ensure the timely management of the property.

Board meetings are intended to provide residents with information, updates, and an opportunity to voice concerns in a respectful and constructive manner. They are not intended to be an opportunity to single out, criticize, or belittle individual Board members. Productive discussion and differing opinions are welcome; however, mutual respect and professionalism are expected from everyone in attendance.

The Board also wishes to remind residents that all Trustees serve as volunteers. Board members dedicate personal time outside of their work, family, and personal obligations to help manage and maintain the community. These efforts are made with the goal of supporting and improving the community for all residents.

Residents who are interested in taking a more active role in community decisions, projects, and planning are strongly encouraged to consider serving on the Board or volunteering for committees and community initiatives when opportunities arise. The continued success of the community depends on cooperation, respect, and shared commitment from everyone involved.