

CLEARVIEW HEIGHTS CONDO ASSOCIATION

Meeting Minutes

March 3, 2026

Present: Shelbee Ledoux, Rosemary Thompson, Brian Gauthier, Carolyn Sowa, Jennifer Vincelette, and 8 unit owners representing 7 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 February 10, 2026 meeting. Vote: Passed.

Finances:

- Checking: \$32,957.17 Reserves: \$300,627.24 Total: \$333,584.41
- Arrearages: \$1,050 involving 5 unit owners

Snow Removal:

- The cost to date for snow removal and ice melt for 2026 is \$22,389. The budget for all of 2026 is \$20,000.

Buildings:

- We are resuming the search for a handyman. If anyone knows of a handyman that is licensed and insured, please email the association.

Landscaping:

- Since the general consensus from the attendees at the last 2 meetings was positive and owners seem to be pleased with Setter, we have decided to continue using Setter for this year.

Grounds and Property:

- Warnings/fines have been issued to owners that parked in undesignated areas during storm clean up (specifically behind building #11).

Old Business:

- None

New Business:

- We are in the process of preparing documents necessary to file for taxes.
- We will have 2 vacancies on the Board as of the end of July. If anyone is interested in becoming a Board member or Assistant, please let us know.
- Please do not knock on any Board members' doors for condo business. Yes, we are neighbors. However, condo business needs to follow proper channels. Please communicate questions, concerns or complaints either through email or call the 24/7 answering service.

Comments from the floor:

- A unit owner suggested, because the top load dumpster is difficult to open, we go back to the side open dumpster, since the raccoons can still get into the top load dumpster.
- Q: A unit owner questioned why we were thinking of looking for a new landscaper.
A: It's always good to go out to bid every once and a while to make sure the pricing we receive is competitive.
- A unit owner commented that there are potholes forming in the entrance driveway.

There being no further business, the meeting was adjourned at 8:09 pm.

Our next meeting will be March 24th at 6:30 pm in the meeting room.

All unit owners are encouraged to attend and participate.

Respectfully Submitted by

Carolyn Sowa

Carolyn Sowa
Treasurer/Clerk

NOTES:

There are 3 convenient ways to notify the Association of a problem or concern?

1. Call the Answering Service 413-493-8540
2. Send an email ClearviewHeights@aol.com
3. Go to a meeting to voice your concern.

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