

Clearview Heights Condo Association

Meeting Minutes

June 30, 2026

Present: 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 June 16, 2026 meeting. Vote: passed.

Finances:

- Checking: \$22,263.74 Reserves = \$366,306.69 Total = \$388,570.43
- Arrearages: \$1650 involving 4 unit owners, with one account over 60 days

Landscaping

- The Board discussed obtaining pricing for several landscaping projects, including:
 - o Fill in gaps under the fence
 - o Tree removal
 - o Knotweed removal
 - o Tree trimming near the mailboxes
 - o New plantings
- No decisions were made regarding completing the work this year; estimates will be gathered to assist with future planning.
- The Board noted that funds remain available within the landscaping budget for additional projects.

Irrigation System

- The irrigation contractor repaired a failed sensor that had shut down the entire irrigation system beginning June 11.
- Several sprinkler heads were replaced, and the system has been reset to run daily for longer watering cycles due to recent hot weather.
- The Board will continue monitoring the system and inspect for any additional repairs that may be needed.

Crossroads Fiber Project

- Crossroads continues work on the property and is nearing the final installation phase.
- Residents will be notified when the project is complete and individual installation appointments can be scheduled.
- The Board also requested that addresses be corrected from "apartments" to "unit" within Crossroads' system.

Community Reminders

- Residents were reminded that feeding wildlife is prohibited under the Association's Rules and Regulations. This includes tossing out old bread.

Community Block Party

- Volunteer sign-up sheets have been posted near the mailboxes.
- The event will be community-supported through volunteers and potluck-style food contributions.
- The Board noted that sufficient volunteers will be needed for the event to proceed as planned.

Repairs & Maintenance

- Stair replacement and repair planning will continue.
- The Board will obtain updated pricing for the stair replacement project and discuss next steps at a future meeting.

Newsletter & Owner Profiles

- The summer newsletter and updated owner profile forms were distributed.
- Remaining packets will be mailed to owners who were not available for hand delivery.

Norman's Memorial Bench

- Installation will require a concrete pad and permanent anchoring.
- The Board will accept voluntary contributions toward the project, with a 50/50 raffle planned during the Block Party to help offset installation costs if needed.

Comments from the floor:

- Norman's Memorial Bench project and fundraising efforts.
- Appreciation was expressed to Board members and volunteers for distributing newsletters and continuing work throughout the community.

There being no further business, the meeting was adjourned at 8:57 PM.

Our next meeting will be July 14, 2026 at 6:30 PM in the meeting room.

All unit owners are encouraged to attend and participate.

Jennifer Vincelette

Member at Large