



*Property Owners Association*

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES  
SEPTEMBER 12, 2019

OFFICES OF CONTINENTAL PROPERTY MANAGEMENT

1. Call to Order: **5:30PM**
2. Establishment of Quorum  
**Attendees: Douglas Pundock, Stephanie Pappas Gentilin, Michael Klein / Continental Property Management (CPM)**
3. Review/approval of previous minutes (if available) – **Tabled until the next meeting.**
4. Financial Review:
  - a. Financial Report as of 7/31/19
    - i. Invoices for review and approval – None
    - ii. CD Maturity - \$100K on 9/22; recommendation to at \$25 and purchase new 24 Month CD for \$125K  
**The invoices were approved, and a recommendation to obtain the best 24-month rate available for CD reinvestment was also approved.**
  - b. Delinquency Report as of 7/31/19
    - i. See Legal/Collections Log Attached  
**The Board the delinquency report and approved legal filings for: Lantern Drive home.**
5. Old Business:
  - a. Trash contract renewal – Envirogreen selected; decision on size of recycling containers  
**M. Klein will follow up on coordinating change of trash vendor at year end and will also follow up on pricing of trash containers for 2020.**
  - b. Approved concrete work/contractor issue – 6-7 weeks out on start date  
**Contractor selection will be finalized by end-SEP and work should be completed by 2019 year-end.**
  - c. Association website **Approved utilization of service offered by CPM.**
  - d. Email blast service **Approved utilization of service offered by CPM.**
6. New Business:
  - a. 2020 Association Budget
  - b. 2019 Association Financial Statement Selection  
**Approved utilization of service offered by CPM “Review Level” of service offered by Certified Public Accountant (CPA).**
  - c. Replacement of dead tree at Veterans entrance – proposal from Verdant

**Approved the Verdant proposal and chose a Pink Dogwood for replacement.**

- d. Removal/replacement of ash trees; board to select trees for removal and/or replacement (trees across from Woodbridge and other locations)

**The Board asked M Klein to request bid proposals from TreeEx and a second Tree Service.**

- e. Winter tree pruning? **The Board felt it was unnecessary as it was done during 2018-2019 winter.**

7. Architectural Requests: **None**

8. Homeowner Correspondence:

- a. Edison home – request to opt out of all remaining landscaping services - **Approved**

9. Violations & Homeowner Maintenance: Board reviewed Violation & Maintenance Log

10. Scheduling of Next Board Meeting – **Thursday, November 7 at 5:30 pm (CPM Office)**

11. Adjournment - **7:00 pm**