

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
APRIL 14,2020

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **10:30AM**

2. Establishment of Quorum

**Attendees: Stephanie Pappas Gentilin, John Wolff, Scott Neilson
Michael Klein / Continental Property Management (CPM)**

3. Review/approval of previous minutes (if available)

Action Taken: Tabled until the next meeting.

4. Elected officers of the board

Action Taken:

- **Stephanie Pappas Gentilin, President**
- **Scott Neilson, Treasurer**
- **John Wolff, Secretary**

5. First meeting review with new board members

- a. Review of LH Board responsibilities and procedures
- b. Review of current service contacts and ongoing projects
- c. Review of Continental Property Management Company's (CPM) responsibilities

Action Taken: None

6. Financials Review/Update

- a. Financial report as of March 31, 2020
- b. Saved significant money under snow removal due to little snow precipitation this past season
- c. Invoices were reviewed and approved by the board
- d. Delinquency report was reviewed by the board
- e. Discussed a policy for late fees (\$15) applied to late payments on Association Dues as a COVID-19 response

Action Taken: Board approved all invoices and delinquency report; Board also agreed to dismiss late Association payment penalties (\$15) for the month of April as a COVID-19 response and to review April's Delinquency report once available for further action.

7. Old business

- a. Discussed tree replacement and bedding layout by Woodbridge and Kirkbride. Stephanie and Scott met with Verdant Landscaping to discuss options and proposal
- b. Board agreed to get second opinion from another landscaper for comparison

Action Taken: None

8. New Business

- a. Seeking proposals for bridge renovations recommend by engineer
- b. Seeking proposals for gazebo renovation/repair
- c. Discussed seeking plans for painting proposals, tabled until CPM representative Michael Klien and board can do a community walk through after COVID-19 has subsided
- d. Temporary Closure of fitness center

Action Taken: Board agreed through email mid February to close fitness center temporarily due to COVID-19 outbreak until further notice

9. Architectural requests

- a. Homeowner seeking approval to replace their rear deck
- b. Homeowner seeking approval from Architectural committee on adding new landscaping

Action Taken: Board approved Homeowners request to replace rear deck after LH's Architectural committee approved the proposal; Still waiting on review of Homeowners request to add new landscaping

10. Homeowner Correspondence **-None**

11. Homeowner Violation & Maintenance log

- a. Board reviewed current violations and CPM letters to homeowners

Action Taken: None

12. Scheduling of next LH Board meeting **-05/19/2020 at 10:30AM**

13. Meeting adjourned **-12:15PM**