



*Property Owners Association*

## LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES JUNE 23, 2020

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **9:00AM**

2. Establishment of Quorum

**Attendees: Stephanie Pappas Gentilin (President), John Wolff (Secretary), Scott Neilson (Treasurer)**

**Michael Klein / Continental Property Management (CPM)**

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

**Action Taken: Approval pending review**

6. Financials Review/Update

a. Financial report as of May 31, 2020

c. Invoices were reviewed and approved by the board

d. Delinquency report was reviewed by the board. No major changes.

**Action Taken: Board approved all invoices and delinquency report.**

7. Old business

a. Foot Bridge Renovations: Architect sent the board sample material to choose from, prior to the meeting each board member had a chance to look at the material. The LH Board all reviewed sample and decided the following: slate grey decking made from composite with white handrails.

b. Gazebo Repairs: repair proposals received, estimated replacement cost is \$12,350; decision to repair or replace is pending

c. Kirkbride bench patios project: discussed proposals and favored verdant due to cost

d. Kirkbride roof project – reviewed 2 proposals waiting on one more. More in-depth discussion to follow upon receiving the third proposal. Board agrees that this project should be expedited.

**Action Taken: Kirkbride Patio project was awarded to Verdant. Footbridge materials approved by board and to collect estimates for work from contractors. Roofing project, no immediate action but agreed that a decision needed to be made before the next board meeting and that would be via email upon receiving and discussing the third proposal. Gazebo repair was approved.**

8. New Business

a. Travis 'Slip-and-fall' lawsuit from 2017 was settled, settlement by our insurance company was for \$150,000

b. Community rentals: Concerns about the number of homes rented. Discussion of registration fees or penalties imposed on owners who don't turn all documentation in on time. Further discussion to take place over the next month.

c. Basin Landscaping: Board met with Verdant to discuss culturing the basin/wetland area.

Remove long term undesirable trees and shrubs to replace with material that would enhance the

community while creating privacy from Wesley enhanced living and the apartment building. This would be a long-term project over the next few years if decided upon, there would be at least 4 stages.

d. Removal of the last 2 ash trees at the end of that basin, towards the Woodbridge entrance off Veterans Lane; acquiring a proposal to remove those

e. Community-wide Tree Pruning: Board decided that it was necessary and to acquire a proposal from Tree Ex

f. Spring inspection: CPM representative Michael Klein said that he will be scheduling to do our community over the next few weeks as his company is allowing him. Board members expressed interest in joining him. We noted that during this process we would like to evaluate if our side alleys/streets needed any repair and/or crack sealing.

g. Landscaping and Snow removal contract removals- Board seemed to generally favor Verdant's work, however are asking for 3 bids to make sure we are getting a fair market value for the work requested. LH Board asked Michael to distribute the current contract and scope of work to board to review.

f. Street Trees and Crosswalks: A noticeable number of trees (ash trees specifically) are dying alongside the street. These trees are street trees that the borough holds responsibility for.

Several comments were raised about the crosswalks needing to be painted in several areas, this also being the borough's responsibility.

**Action Taken: Proposal asked for the removal of two ash trees by the Woodbridge/Veterans Lane entrance. Proposal asked for regarding the Community-Wide tree pruning. Three proposals asked for regarding the community's general landscaping. These proposals may be approved by email over the next month. Michael asked to contact the borough regarding dying street trees and painting of crosswalks.**

#### 9. Architectural requests

a. Homeowner at Woodbridge Drive seeking approval from Architectural committee on adding new hardscaping, the addition of 'stepping stones' from driveway to back deck.

**Action Taken: None, still waiting response from Architectural committee**

#### 10. Homeowner Correspondence

a. Kirkbride: Homeowner requested roof replacement from the association; board has agreed that action needed to be taken based on recommendation from association contractor. Homeowner has been notified and updated on project.

b. Edison: Homeowner expressed concern about rentals in the neighborhood

c. Lantern: Homeowner has requested that the association move them back to their original parking spot

**Action Taken: Scott to reach out to Edison regarding their concerns with rentals**

#### 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 **-07/21/2020 at 9:00AM**

13. Meeting adjourned **-10:45AM**