



*Property Owners Association*

**LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES  
January 20, 2021**

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **9:30AM**

2. Establishment of Quorum

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

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

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

a. November meeting minutes reviewed by email

**Action Taken: Approved November minutes with one change.**

**\*\*REMINDER\*\* Minutes are no longer being mailed out to homeowners. They will be sent via email to all residents we have emails for. If you are not getting them through email, please email to [info@cpm975.com](mailto:info@cpm975.com) to sign up for the e-blast system, and include your name and Lantern Hill address.**

6. Financials Review/Update

a. Financial report as of December 31, 2020 was not available at this time. Will review at a later date.

b. Delinquency report as of 12/31/2020

i. Reviewed Lantern's balance on Association dues

ii. Reviewed Woodbridge's balance on Association dues

**Action Taken: Letters to be drafted and sent to both Lantern and Woodbridge regarding their balances. Specified in these letters are their options to pay what they owe to the association.**

**\*\*REMINDER\*\* You can sign up online to have your association payments paid recurringly by ACH or Debit/Credit card. Use this link to set up:  
<http://www.cpm975.com/payment>**

7. Old business

a. Footbridge Constructions- Review of bids from Granja, Lemus, and Jay Goddard

b. Proposal from Trail Electric to replace requested streetlights. Suggested a few different options to replace lights.

**Action Taken: Communication to Granja and Lemus to confirm there are no price changes in their proposals. To have Trail Electric replace two side-by-side light posts with examples to choose from.**

8. New Business

- a. Fall Inspection report- several things noted, shutters being the most repeated item. Talk about power-washing fencing around the community.
  - i. Reminder to homeowners that they are responsible for replacing their own shutters before they fade.

**Action Taken: Letter to be sent to homeowners regarding the concern of shutters in the neighborhood and a reminder of homeowner's responsibilities.**

9. Architectural requests

- a. Woodbridge: Seeking approval of exterior window placement to accommodate interior renovations.
- b. Woodbridge: Submitted plans to replace their deck, Architectural Committee has not responded yet

**Action Taken: Woodbridge was approved for the rear door replacement and reconfiguration of rear window.**

10. Homeowner Correspondence

- a. Kirkbride: Continued reports of illegal parking
- b. Lantern: Report on storing of vehicles
- c. Kirkbride: Request to consider reopening fitness center

**Action Taken: Letters to be sent to all considering their concerns. Fitness center will remain closed at this time.**

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 -2/24/2021 at 9:30AM

13. Meeting adjourned – 11:00am