



Property Owners Association

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES 17 June 2021

MEETING LOCATION: VIA ZOOM (VIRTUAL)

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

2. Establishment of Quorum

Attendees: Anthony Arleth (President), John Wolff (Treasurer), Scott Neilson (Secretary), Michael Klein / Continental Property Management (CPM)

3. Call to order and Review/approval of previous meeting minutes

a. Minutes from May meeting approved.

ACTION: Michael to send out minutes with a letter stating that minutes will no longer be mailed out unless specifically requested. They will be emailed as well as placed on the website. All residents requiring a hard copy mailing will need to request this specifically.

b. Action items from last meeting reviewed. All had been completed except for the assessment of the website.

ACTION: Tony and Scott to follow-up. This is a longer term issue which requires some investigation and study. Status will be reviewed at the September Board meeting

4. Financials Review/Update

a. Financial report and Reserve Analysis as of May 2021 was reviewed and approved

b. Collections report was reviewed. Board has decided to start charging interest on outstanding balances in excess of \$500.

ACTION: Michael to talk with CPM collections group about the mechanics of charging interest and will report back at next Board meeting.

ACTION: Tony to write recap of policy for outstanding balances based on information provided by Michael at next Board meeting. Document to be sent to residents in a separate mailing.

c. There was discussion of the project for repair/resurfacing the asphalt roads and alleys. Current funding estimates do not include individual driveways. The question was raised as to whether that should be included in the project and, if so, who should pay for it.

ACTION: Michael to get cost estimate by September Board meeting for resurfacing the average driveway, as well as the total for resurfacing them all.

5. Old business

a. Footbridge Construction - Has been completed and approved by the Board.

6. New Business

a. Motion was made and approved to proceed with Spray and Splash to clean the fences.

ACTION: Michael to contact Spray and Splash to schedule.

b. Discussion of sidewalk repair options for the stretch from 110 Lantern to 204 Lantern.

ACTION: Michael to get estimates by next meeting.

c. Communications committee basic structure and mission was discussed and approved. Announcement to be sent out with minutes.

d. The Architecture and Landscape Committee process recommendations were reviewed and approved with some minor changes.

ACTION: Scott to return document with changes to committee for finalization.

Committee to revise document and return to Michael for distribution at next Board meeting.

e. Gym reopening actions were implemented. A suggestion was made to make the hours 24/7. Discussion of extended hours is underway.

f. Basin foliage memo from residents was discussed. There is a lot to digest.

ACTION: Michael to confirm property lines and get back to Tony by July 9.

ACTION: Tony to arrange a meeting with residents to discuss and clarify recommendations based on property line guidance from Michael, and report back to Board at next meeting.

7. Scheduling of next LH Board meeting – **22 July 2021 at 9:00AM by Zoom**

8. Meeting adjourned – **11:00 am**