

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
22 July 2021

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **9:03AM**

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 June meeting approved.

ACTION: Michael to e-blast July Meeting minutes on Monday 7/26 with a note stating that hard copy 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.

ACTION: Communications Committee to post minutes on website on Monday 7/26.

4. Receivables report. There was a discussion of outstanding balances. It was agreed to institute a 15% interest charge on balances over \$500.

ACTION: Tony to prepare a letter to go to residents.

5. Review of financials. All expenses continuing as per budget. There were no significant variances to discuss.

ACTION: Michael will provide 2022 draft budget at the August board meeting.

6. Action items from last meeting reviewed. The following action items are still in process:

Tony and Scott are to complete an assessment of the website and identify opportunities for improvement. Status will be reviewed at the September board meeting.

Michael to get cost estimate by September board meeting for resurfacing the average driveway as well as the total for resurfacing them all.

7. Old Business

a. The document prepared by the architecture and landscape committee has been approved with two revisions to be added. One, in referring to inclusion of property

lines, insert the word relevant. Two, include a deadline to complete work as approved in the process.

ACTION: Scott to return architecture and landscape committee form and process next week for finalization. Committee to revise form and return to Michael for immediate implementation.

- b. Sidewalk repair options for the stretch from 110 Lantern to 204 Lantern were discussed and it was concluded that pavers would be installed.

ACTION: Michael to initiate the contract with Genesis this week.

- c. Tony is working with the residents adjacent to the basin to finalize recommendations for presentation and discussion with the board at the next meeting.
- d. The water drainage problem in the area of 20 - 24 Edison has been put on hold pending further analysis and recommendations from Verdant.
- e. Alley Repairs

ACTION: Michael to distribute next week the paving estimate just received for resurfacing alleys driveways.

- f. Trash policy.

ACTION: Scott to write up a draft trash policy for next meeting

- g. Fitness center. Request has been made to extend hours to 24/7. Board has discussed and has included the Neighborhood Association in determining that the hours will remain as is and not be increased to 24/7.

ACTION: Michael to reply to requestor next week indicating that the Board is not approving this request.

8. New business

- a. Trash Issue . Envirogreen has been notified of service dissatisfaction. They will be given 30 days to improve service. If service is not improved in that time the option exists for the association to terminate the contract.

ACTION: Michael to communicate this week with Envirogreen about the need to improve in 30 days.

Next meeting will be held on August 19, 2021 at 9 AM by Zoom.

Meeting adjourned at 10:50am