

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
19 August 2021

MEETING LOCATION: VIA ZOOM (VIRTUAL)

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

2. Establishment of Quorum

Attendees: Anthony Arleth (President), John Wolff (Treasurer)

Michael Klein / Continental Property Management (CPM),

Absent: Scott Neilson (Secretary)

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

a. Minutes from July meeting approved.

ACTION: Michael to e-blast July Meeting minutes on Tuesday 8/31 with a note stating that hard copy minutes will no longer be mailed out unless specifically requested. All residents requiring a hard copy mailing will need to request this specifically.

ACTION: Communications Committee to post minutes on website on Monday 8/31.

4. Receivables report. There was a discussion of outstanding balances. No new actions were taken.

5. Review of financials. All expenses continuing as per budget. There were no significant variances to discuss. The 2022 budget review and approval was tabled until the September meeting when all Board members could be present.

ACTION: Michael will provide details of the two association 2022 draft budgets as well as the reserve analyses for discussion and finalization at the September 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. Power washing has been completed at both Kirkbride and the berm behind Woodbridge, but the growth on the Kirkbride fence limited what could be accomplished there. The growth is not damaging the fenceworks.

- b. The Architecture and Landscaping document prepared by the architecture and landscape committee has been approved with two revisions to be added. The committee is reviewing the changes and will complete in September.
- 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. Alley and Roof Repairs.

It was discussed that work on alleys and roofs need to be prioritized. In order to do so an assessment should be conducted to determine where failures may be imminent.

ACTION: Michael to distribute an email next week that roofs will be inspected to help us determine the plan for roof replacement and prioritization.

ACTION: Communication Committee with place a notice on the Message Board to the same effect.

- e. Trash policy. Draft policy proposal was prepared. Discussion tabled until September meeting.

8. New business

- a. Walnut tree issue behind 22 Woodbridge. TreeEx did not think that there is imminent danger. No action will be taken toward the walnut tree this year but will be reevaluated next year. Periodic pruning will not be done in 2022.
- b. Annual statement audit will take the form of a review this year, and we will renew the three year engagement with current accountants.

Next meeting will be held on September 30, 2021 at 9 AM by Zoom.

Meeting adjourned at 10:07am