

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
21 October 2021

MEETING LOCATION: VIA ZOOM (VIRTUAL)

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

2. Establishment of Quorum

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

Absent: John Wolff (Treasurer)

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

a. Minutes from September meeting approved.

ACTION: Michael to e-blast October Meeting minutes on Tuesday 11/1 with a note stating that hard copy minutes will no longer be mailed out unless specifically requested.

ACTION: Communications Committee to post minutes on website on Tuesday 11/1.

4. Receivables report. There was continued discussion on the apparent increase in late payment of monthly dues and on growing balances due from several residents. The motion was made, seconded, and approved to raise late fees to \$50 per occurrence.

ACTION: Michael to look into steps to initiate the change.

5. Review of financials. Current YTD variance stands at an unfavorable balance of \$21k due primarily to heavy snow removal costs from the winter 2021 and the change of policy to include increased tree pruning. Calendarization factors should reduce that variance slightly before year end. The policy change has been reflected in the 2022 Budget. There were no significant changes or issues to resolve from the previous monthly position.

6. Old Business

- a. Architecture and Landscape Committee. Michael Wallis has joined the Architecture and Landscaping committee effective immediately. He has some years of experience in this same capacity and is excited to be of assistance to the community.
- b. Roof repairs. Eiseman has been chosen to replace the roofs on the section of homes from 27 – 35 Woodbridge. Following that work they will prioritize all the remaining buildings in the neighborhood based on immediate replacement needs, short term replacement (1-2 years), longer term replacement (3-5 years). With this analysis final total project costs can be determined.

ACTION: Michael to inform Eiseman and send e-blast to residents of next steps, and to instruct Eiseman to conduct an assessment of all buildings in the neighborhood upon completing of the group of homes 27 – 35 Woodbridge.

- c. Trash issue was raised by a resident, and options were again discussed.

ACTION: Scott to find previous proposal and send to Board members ASAP.

ACTION: Michael to send reminder of policy to residents.

7. New business

- a. Grass along Edison berm continues to be a problem as the walnut trees in the immediate area create conditions detrimental to grass growth.

ACTION: Michael to check with TreeEx about options to resolve the problem.

- b. Berm behind 10-12 Woodbridge has been repaired and invoice is being sent to the residents of 227 Hillcrest asking for reimbursement. They will be given 30 days to reply.

ACTION: Michael to mail letter to 227 Hillcrest residents week of 25 October.

- c. 6 Kirkbride submitted a request for an architectural change.

ACTION: Michael to reply that form should be completed and submitted for review and approval by the Architecture and Landscape committee.

Next meeting will be held on November 18, 2021 at 9 AM by Zoom.

Meeting adjourned at 10:00 am