

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
20 January 2022

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **9:04 AM**

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 October meeting approved.

ACTION: Michael to e-blast January Meeting minutes on Wednesday 1/26 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 Wednesday 1/26.

4. Receivables report. No issues were identified.

5. Review of financials. There were no significant variances for the month of December.

6. Old Business

a. Roof replacement plan was discussed. Prioritization is the next step.

ACTION: Week of 1/24 Michael to provide Tony with a list of all reported roof problems.

ACTION: By February meeting Tony to prepare a draft plan of priorities for roof replacements.

b. Platform for electronic voting was discussed and a revised process designed to enable residents to vote electronically.

ACTION: John to write-up new process by February meeting.

c. 227 Hillcrest reimbursed LHHOA for repairs to the berm following water damage.

d. Edison berm. Assessment by Verdant indicates that grass is unlikely to survive in that area due to thick tree growth in the area and the resultant shade, as well as changes to soil acidity caused by Walnut trees.

ACTION: Michael to follow-up with Verdant week of 1/24 for an assessment of options to address the issue, including regrading, repeated seeding, and tree removal; Michael also to send letter week of 1/24 to owner who has raised the issue advising of actions being taken.

7. New business

- a. Discussion of concerns registered by residents along the basin area of Woodbridge Drive. Unfortunately, LH HOA cannot control traffic noise in borough streets. However, there may be options for additional tree and shrub plantings.

ACTION: By week of January 31 Michael to get document of possible approaches prepared by Verdant last summer and distribute to Board members. At February meeting Board to review options suggested by Verdant and develop a plan for discussing with residents.

The next Board Meeting will be held on February 24, 2022 at 9 AM by Zoom.

Meeting adjourned at 10:35 am