

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
24 February 2022

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **9:02 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 January meeting approved.

ACTION: Michael to e-blast February Meeting minutes on Wednesday 3/1 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 Wednesday 3/1.

4. Receivables report. Progress is being made on outstanding balances. No further action required at this time. No other issues were identified.

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

6. Review of Action Items. All items from the last meeting have been completed except for evaluating the berm behind Edison for options to improve grass retention and drainage issues, and to identify options regarding improving the basin area.

ACTION: Michael to touch bases with Verdant and get proposals to resolve these questions by next board meeting.

Old Business

a. Roof replacement prioritization plan was agreed. Next step is to obtain bids for the work to be done this year.

ACTION: Week of 2/28 Michael to submit requests for proposals from Roofing contractors.

7. New Business

a. Various Architecture and Landscaping requests have been reviewed by the A&L committee and discussed by the Board. Decisions will be communicated to the homeowners, and follow-up questions are being communicated to the A&L committee.

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

Meeting adjourned at 9:52 am