

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES  
**24 March 2022**

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **9:06 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 February meeting approved.

**ACTION: Michael to e-blast March Meeting minutes on Friday 4/1.**

**ACTION: Communications Committee to post minutes on website on Friday 4/1.**

4. Receivables report. Significant progress has been 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 February.

6. Review of Action Items. The following action items are still in progress.

a. Berm along Edison. Seeding was suggested as a short term fix, but it was agreed that the area will need regrading and drainage. It was also discussed that the fencing along the alley behind Woodbridge be extended to continue the length of the Edison berm. The neighboring houses behind the berm dump junk and tree limbs in the area along the property line making it quite unsightly.

**ACTION: Michael to touch bases with Verdant to walk the berm with the Board on Tuesday 3/29 to finalize a near as well as long term plan for remediation. Michael also to confirm with Boro that we can remove the Walnut trees along the berm.**

7. Old Business

a. Roofing plan. The roofing plan was discussed with an emphasis on tracking the rising costs of supplies and construction. Costs will be monitored throughout the process to ensure contributions to the reserves are adequate and adjustments to dues are made as necessary.

**ACTION: Michael to write contract with Eiseman and contact homeowners of the roofs to be done this year.**

b. Basin plantings. No action will be taken until all growth has completed for the spring and it is possible to see where additional plantings may be needed.

## 8. New Business

- a. The empty lot on Lantern has been sold to a law firm. A small building...2-3 floors...will be built there with the design matching that of the existing office buildings. Sketches and plans will be made available as final plans are approved by the Boro.
- b. Placement of garbage and recycle cans in the manor homes area of the neighborhood. It has been discussed that the cans are unsightly and ideas have been put forward about options to keep them hidden.

**ACTION: When walking the berm on Tuesday the 29<sup>th</sup>, Board will also walk the manor home area to see what options may exist for addressing the problem of the visible garbage and recycling cans.**

The next Board Meeting will be a short meeting prior to the Annual Meeting. It will be held on April 19, 2022 at 6:15pm.

Meeting adjourned at 10:25 am