

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
26 May 2022

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **9:10 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 April Annual Meeting approved.

ACTION: Michael to e-blast May Meeting minutes on Wednesday 6/8.

ACTION: Communications Committee to post minutes on website on Wednesday 6/8.

4. Receivables report. Status of outstanding balances were discussed.

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

6. Review of Action Items. All action items from previous meeting have been addressed.

7. Old Business

a. Verdant assessment of berm and options to remediate water accumulation.

ACTION: Michael to follow-up with Verdant to identify options, and also to plant Rye grass now and evaluate regrading options.

ACTION: Michael to get bids on fencing and follow-up with TreeEx about additional tree removals.

b. Water accumulation on sidewalk alongside basin.

ACTION: Michael to follow-up with Verdant.

8. New Business

a. Discussion about bidding process for projects being considered. Board agreed to return to process of getting 3 bids for work to be done.

b. 12 Edison. Damage to gutter believed to be due to tree work on berm.

ACTION: Michael to have TreeEx relook at it to determine if the damage was likely caused by the removal of the trees in the area.

- c. Board agreed to accept CertaPro Painters bid for painting doors and trim.

ACTION: Michael to e-blast announcement to include pricing on painting faded shutters.

- d. Maintenance Log was reviewed and approved. Process change was recommended and adopted regarding actions required for maintenance issues. The new process will be to inform residents of the maintenance issue and the requirement to address the issue within 30 days. The Board will follow-up on all issues after the 30 days has passed to ensure the maintenance has been completed. If not, a reminder will be sent with 14 days to complete. If issue is still not addressed a fine of \$50 will be assessed.

ACTION: Michael to send Maintenance Log to Mike Wallis by Monday June 6 for distribution to the members of the A&L committee.

ACTION: Michael to send letters to residents by Monday June 6 informing of actions to be taken and 30 days to complete. Follow-up will be 6 weeks from date of letter.

ACTION: Michael to get estimates for re-stripping cross-walks and parking spots as well as filling of large cracks in asphalt.

ACTION: Michael to bring storm drain issue to the attention of the Borough.

- e. Some address plaques have been knocked over or damaged.

ACTION: Michael to refer issue to Verdant to correct.

- f. Rental Issue. Concern has been raised again about the possibility of the number of rentals in the neighborhood increasing and the potentially negative impact that could have on property valuation.

ACTION: Michael to review limitations with CPM attorney and research what other communities are doing to manage this issue. Report back to Board at June meeting.

9. Architecture and Landscape Committee

- a. Nothing to report. Discussion about Mike Wallis attending Board meeting for presentation of A&L actions and issues.

ACTION: Scott to discuss with Mike.

10. Residents Communications

- a. utility housings need repair.

ACTION: Michael to send letter to resident indicating that this issue has been addressed in the past and that the Board has had no success in getting any action from the service providers.

- b. send a reminder to all residents to wipe down gym equipment after use.

ACTION: Michael to e-blast reminder.

- c. people parking cars in places not designated as parking spots and blocking other cars.

ACTION: Michael to send a courtesy warning to residents.

- d. children playing ball on the square and hitting the house with balls.

ACTION: Michael to e-blast all neighbors to advise their children to be careful when playing on the square.

The next Board Meeting will be held on June 27, 2022 from 3-5pm.

Meeting adjourned at 10:50 am