

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
19 July 2022

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **2:00 PM**

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 May Meeting had already been approved by email review and agreement.

4. Receivables report. Status of outstanding balances were discussed. Legal action for getting a judgement and collection is underway. Costs for taking legal action is to be added to the residents account.

5. Review of financials.

a. There were no significant variances for the month of June. P&L is on target for the annual budget.

b. The invoice for roofing completed by Eiseman was discussed and approved. It was as per the bid with some minor additions for extra materials required. Payment will be made less an amount to be withheld pending review of the work and any concerns about collateral damage has been evaluated.

ACTION: Michael to send eblast to residents by Friday July 22 to gather information on any damages caused by the roofers.

6. Review of Action Items. Deferred until next meeting.

7. Old Business

a. Rental Restrictions – Discussion concerning the number of rentals to be allowed in the neighborhood. Proposal put forward to make such a limitation in the By-Laws. Will require 67% of residents to approve.

ACTION: Michael to get further information from CPM counsel and have him draft an amendment for the proposal and get an up-to-date list of what properties are currently rentals.

b. Verdant assessment of berm and options to remediate water accumulation. Verdant has done the grading and seeding. Grass is coming in and area is looking good.

- c. Reviewed proposal from TreeEx for additional tree removal. All agreed that it was a good bid and that we should proceed, but to wait until the fall and to take before pictures of grounds and buildings in case of damages.
- d. Water accumulation on sidewalk alongside basin. Verdant does not feel that lowering the street side of the curb will work. Will have to remove trees to fix the problem or install a drain on the inside of the sidewalk where the water is accumulating. Question was raised as to whether the borough council would approve of this work.

ACTION: Tony to meet with city council president and discuss this issue along with repaving of the borough roads in neighborhood.

8. New Business

- a. Pet Waste clean-up. Several complaints from residents about pet waste not being adequately cleaned up.

ACTION: Michael to send eblast reminder for residents to clean-up after their pets.

- b. Discussion of extending fencing along the Edison berm. Project will require some clearing of growth in the area. Decision tabled until estimate can be received from Verdant about clearing the area.

9. Architecture and Landscape Committee

- a. Architectural Committee. Numerous approvals have been communicated. There are no requests open at this time.

10. Residents Communications

- a. Continued reports of street lights being out.

ACTION: Tony to take a walk around the neighborhood to do an update on the status of street lights.

- b. Discussion of suggestion that LOH communicate provide a mechanism for residents to share information about reliable vendors.

ACTION: Michael to reply that it is not something that the association wants to get involved in at this time.

The next Board Meeting will be held on August 23, 2022 from 3-5pm.

ACTION: Scott to prepare minutes by Friday July 29. Board to review and approve by email. Michael to e-blast minutes and Communications Committee to post minutes on website on Friday August 5.

Meeting adjourned at 3:12 pm