

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES  
**23 August 2022**

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **3:00 PM**

2. Establishment of Quorum

**Attendees: Anthony Arleth (President), John Wolff (Treasurer), Michael Klein / Continental Property Management (CPM). Scott Neilson (Secretary) was absent.**

3. Call to order and Review/approval of previous meeting minutes

a. Minutes from July Meeting had already been approved by email review and agreement.

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

- Process is that residents get a reminder if payment has not been made by 15<sup>th</sup> of the month. If payments are past due for 3 months the account is automatically reported to the attorney at which time a letter is sent informing the resident of the legal process and ramifications of such.

5. Review of financials.

a. There were no significant variances for the month of July. P&L is on target for the annual budget. Budget proposal is still in process.

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

7. Old Business

- a. Gutter damage. TreeEx has repaired the damage and the residents are satisfied with the work.
- b. Roof Replacement - The repairs identified by homeowners have been taken care of by Eiseman. Any remaining issues of concerns that residents have must be handled directly between residents and Eiseman. Motion was made and approved to release remaining funds to Eiseman.
- c. Rental Restrictions – Discussion concerning the number of rentals to be allowed in the neighborhood. Decision made to survey the residents to take the temperature of opinions on the subject. Question also raised about establishing a minimum rental dollar figure as a means of controlling quality.

**ACTION: Michael to get further information from CPM counsel on the rental minimum.**

**ACTION: Michael to draft a letter to send to residents to survey opinions on limitations of rentals.**

- d. Berm along Edison.
  - a. Discussion of fence extension. Quotes have been received but an additional issue is that brush will need to be removed...cost estimate from Verdant will be \$1600. In addition, the fencing may not be possible in a straight line due to some trees in the way. The contractors indicated that it is okay to alter the course of the fence from being a straight line.
  - b. Cost will now include removing brush, removing trees, and installation of the fencing. Discussion tabled until next meeting so full Board presence and participation can take place.

## 8. New Business

- a. Budget Review.
  - a. Neighborhood Association budget has been approved. There are no areas of concern. No maintenance items coming due in the budget year. Increase for Property Owners Association budget is less than 3%.
  - b. Property Owners Association budget is under discussion. Analysis needed to ensure the roofing replacement and paving funding is adequate. Discussion included the Verdant surcharge and whether or not additional funding should be added to cover that likely increase. To be concluded by next Board meeting so can be communicated to residents by October 1.

**ACTION: Tony to revisit spreadsheet of roofing replacement costs and ensure adequate inflation considerations are included.**

## 9. Architecture and Landscape Committee

- a. Architectural Committee. There are no requests open at this time.

## 10. Residents Communications

- a. Woodbridge residents are asking for additional shrubs to provide screening of the basin area. Discussion to have a meeting with residents to hear ideas and suggestions. Date to be identified.

**ACTION: Michael to get an email list of houses involved so a communication can be sent about a meeting.**

The next Board Meeting will be held on Tuesday September 20, 2022 from 3-5pm.

Meeting adjourned at 3:55 pm