

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
20 September 2022

MEETING LOCATION: VIA ZOOM (VIRTUAL)

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

2. Establishment of Quorum

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

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

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

4. Receivables report. Status of outstanding balances were discussed. Most homeowners are now current. Three outstanding balances are in the hands of CPM attorneys for collection.

5. Review of financials.

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

6. Old Business and Review of Action Items

- a. Rental Restrictions – Plan was developed to draft a letter to all homeowners (to be sent in the beginning of January) giving background of the rental situation and concerns that have been raised and ask for opinions to be submitted before the Annual Meeting. Those opinions will then be summarized and reported back at the Annual Meeting to open the floor for discussion. From that discussion the Board will summarize the position on which the homeowners can vote.

ACTION: Board members to review draft letter from Michael.

- b. Roof Replacement analysis and impact on 2023 Budget

ACTION: Tony to complete review of spreadsheet considering new information on inflation and update accordingly.

ACTION: Upon completion of roofing fund analysis and determination of additional funding needs to be included in 2023 monthly dues, Michael to have CPM restructure Reserve Analysis capturing these increases as well as combining all existing funding accounts.

- c. Berm along Edison. Discussion of tree removal and fence extension. Discussion focused on removing remaining walnut trees to complete the project of improving grass growth along berm. Trees have been identified and a quote has been received from TreeEx. The quote is acceptable, but the additional proposal was put forward to identify the line

along which the fence extension may go to determine if it can be done in a straight line or not, and what brush clearing may be needed.

NOTE: Verdant had previously provided a cost estimate of \$1600 to remove brush along the berm fence line.

NOTE: Due to travel schedules an immediate date was set to meet with TreeEx and look at the potential fence line. After having looked at the line, it was determined that it may be possible to extend the fence without removal of any additional trees. However, to be sure it was agreed that a survey would be necessary to ensure the proper line.

ACTION: Michael to arrange to have the berm property line confirmed by a surveyor.

- d. Basin status – Discussion continued exploring possible options and processes to include ideas from Verdant and resident input.

ACTION: John to check on ideas previously provided by Verdant.

ACTION: Michael to get email list together of residents along the berm.

ACTION: Next Board meeting will review ideas from Verdant and plan a meeting with residents for next steps.

7. New Business

- a. Financial Statement will be an audit this year and a review in 2023.
- b. Other items noted in Michaels bi-annual walkaround

ACTION: Michael to revisit for completion status by next board meeting.

9. Architecture and Landscape Committee

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

The next Board Meeting will be held on Tuesday October 18, 2022 from 1-3pm.

Meeting adjourned at 4:15 pm