



Property Owners Association

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
6 December 2022

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **3:50 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 November meeting approved.

4. Landscape and Architecture report.

Mike Wallis asked for clarity about what we expect from him in monthly reports. Board would like the report out to include:

- Status of open requests until closed.
- Unsolicited input on adherence to neighborhood guidelines especially in support of semi-monthly walkarounds.

5. Receivables report.

- Progress has been made on remaining balances. Accountings have been submitted and responses/court dates are to be determined.

6. Review of financials. There were no significant variances for the month of November. Currently favorable to budget by \$13k. Will end year about \$10k favorable to budget.

7. Old Business

- a. Open Inspection items – Open items have been identified and violation letters/fines are being prepared to send.
- b. Rental Restrictions – Letter to reach out to community for input was approved.

ACTION: Michael to send out mid-January. Results of that input will be discussed at the next annual meeting.

- c. Drainage work at 20-24 Edison. Board approved to proceed with Verdant proposal.

- d. Berm behind Edison. Remaining trees have been removed and the boundary has been surveyed and staked out.

ACTION: Board to examine the area and make decision on installing a fence and new shrubbery.

7. New business

- a. Drainage problem by 51 Woodbridge was evaluated by Verdant and it was suggested to put a salt bucket nearby and to notify nearby residents to use as needed to supplement routine treatments applied by Verdant.

ACTION: Michael to send letter to residents advising of the presence of the bucket of ice melt provided, and the ability to treat the area as needed.

- b. Sidewalk repairs. Proposal submitted by Powell for \$7680 for repairs requested. Board approved.

ACTION: Michael to reply to Powell to proceed.

8. Homeowner correspondence

- a. Homeowner complained about dog waste not being picked up. Problem seems to exist more from residents at Center Square. Request was made to post additional signs. Board decided that enough signs are in place and not to add more.

Next meeting will be held on January 17, 2023 at 3 PM by Zoom.

Meeting adjourned at 4:30 pm.