

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
17 January 2023

MEETING LOCATION: VIA ZOOM (VIRTUAL)

1. Call to Order: **3:05 PM**

2. Establishment of Quorum

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

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

a. Minutes from December meeting had been approved and distributed prior to the meeting.

4. Landscape and Architecture report.

Mike Wallis could not attend but reported that there were no A&L requests open at this time. He also noted that the people who painted the doors and shutters, and who had been recommended to do power washing of front steps at some homes in the neighborhood, did a poor job and suggested that they not be used again.

5. Receivables report.

- no receivable issues were raised.

6. Review of financials. There were no significant variances for the month of November. Currently favorable to budget by \$7k. Will end year very close to budget.

7. Old Business

a. 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.

b. Ice issue around drain near 51 Woodbridge.

ACTION: Michael to send a letter to residents close by that a bucket with IceMelt will be placed in the area to supplement the efforts by Verdant to clear the ice that accumulates in that area.

7. New business

a. Proposal was made to provide electricity to the gazebo.

ACTION: Michael to check with electrician to get an estimate.

b. Snow removal policy

ACTION: Board members to review and provide comments to Michael.

- c. 2023 Annual Meeting – Date to be selected for early May due to Board member travel schedules. Board members preferred to have an in-person meeting rather than by Zoom.

ACTION: Michael to facilitate sorting out dates and times for Annual Meeting and communicate to residents.

- d. Roof project – Board agreed to proceed with Eiseman due to the good job they did in 2022, however, if their estimate for this years work is significantly higher than last year, the project will be put out to bid.

ACTION: Michael to get estimate from Eiseman.

8. Homeowner correspondence - None

Next meeting will be held on February 21, 2023 at 3 PM by Zoom.

Meeting adjourned at 3:45 pm.