

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
23 March 2023

MEETING LOCATION: Zoom

1. Call to Order: **3:10 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 January meeting had been approved and distributed prior to the meeting.

4. Landscape and Architecture report.

Mike Wallis reported that spring clean-up has gone well. Tress have been pruned and mulch distributed in gardens looks great. There is nothing to report on regular walkarounds, and no new requests have been submitted.

5. Receivables report.

- No receivables issues were raised.

6. Review of financials. Financial results were favorable for the month and remain favorable YTD. Primary savings have been in the line item Snow Removal.

7. Old Business

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

ACTION: Michael to confirm pricing for the proposed fence works, and to schedule a walk with Verdant to review needs for clearing existing growth, excavating a minor ditch to inhibit water flow from properties uphill of the berm area, and to discuss options for planting bushes on the hillside after the fence has been completed

b. Idea for providing electricity to the gazebo was turned down due to cost estimate. However, only one estimate was obtained.

ACTION: Michael to obtain two other estimates.

c. Roof replacement plan for 2023. (TONY...can you fill in details here of which homes are to be completed this year?)

ACTION: When dates are received from Eiseman, Michael to communicate to homeowners.

7. New business

- a. Master insurance policy was approved for renewal.
- b. Rework of Veterans Lane entrance.

ACTION: Michael to arrange a meeting with Verdant to explore options and get an estimate for clean-up.

- c. Trash issues. Envirogreen advised of missed pickups. Will continue to monitor for non-performance and pursue other providers, if necessary.
- d. New rulings by State of PA regarding use of electronic mechanisms for communications, voting, etc.

ACTION: Tony to get information on service providers.

8. Homeowner correspondence - None

Next meeting tentatively will be held on Monday April 24, 2023 at 10 AM by Zoom. If the agenda for that meeting is short this Board meeting may be cancelled in favor of a short meeting immediately prior to the Annual Meeting which is scheduled for 10 days later on May 3, 2023 at 6 PM in the Borough Hall on Doyle Street.

ACTION: Michael to advise Board members.

Meeting adjourned at 4:00 pm.