

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
19 June 2023

MEETING LOCATION: ZOOM

1. Call to Order: **3:00 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 May meeting had been approved and distributed prior to the meeting.

4. Landscape and Architecture report.

- No current decisions to report.

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. Follow-up actions from previous report all completed.

b. Roofing work. Next stage of project to commence July 5.

ACTION: Michael to send e-blast reminding residents of schedule and units to be completed.

c. Berm behind Edison. Fence work to proceed.

d. Rework of Veterans Lane entrance and basin wetlands area. Board approved work to proceed as per the estimates from Verdant.

ACTION: Michael to notify Verdant of approval to commence plantings.

8. New business

a. Footbridge. Board discussed and approved power washing of footbridge and removal of bicycle tire skid marks.

ACTION: Michael to contact EcoClean to clean foot bridge.

b. Gazebo. Discussion on repairs to gazebo...replacement of solar lights and replacement of missing cedar shingles, as well as revisiting the idea of providing electric service to the gazebo to support future neighborhood activities. Board agreed to repairs but withheld decision on providing electric service to the gazebo pending additional quotes.

ACTION: Michael to get 3 quotes on the repairs and electric service.

- c. Discussion of providing painting referrals for residents required to repair faded shutters. Board determined that this is a resident responsibility and should therefore not make recommendations.

9. Homeowner correspondence

- a. Request made to provide dog waste disposal units around neighborhood. Board declined request.
- b. Request was made for assistance in trimming bushes around home. Board concluded that this is resident responsibility.
- c. Resident reported roof leak. Report will be added to roofing replacement priorities.
- d. There was a report of missing cat. Resident asked other residents to keep an eye out for the cat.

Next meeting will be August 21, 2023 at 3PM by Zoom.

Meeting adjourned at 4:15 pm.