

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
21 August 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 June meeting had been approved and distributed prior to the meeting.

4. Landscape and Architecture report.

- Nothing 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. The budget process will begin shortly. CPM will prepare a draft for Board Review.

7. Old Business

- a. Follow-up actions from previous report all completed.
- b. Roofing work. 2023 plan has been completed. All corrective actions have been completed as per Eiseman.

ACTION: Scott to confirm that all damage repair and clean-up actions have been completed.

- c. Gazebo project approved. Proceeding with A+ fixtures for roof and solar lighting replacement.
- d. Vegetable and plant gardening – Board approved an amendment to the current wording in the Rules and Regulations to not allow vegetable and fruit plants to be grown anywhere outside of the homes in the neighborhood.

ACTION: Michael to draft a letter to residents advising of the amendment.

8. New business

- a. Verdant budget for 2024-2026 Board was not comfortable with the rate increase proposed by Verdant.

ACTION: Michael to go back to Verdant and reduce 2025 budget estimate to 6%.

- b. Erosion at 9-11 Kirkbride. Board will conduct a walk around to identify all areas requiring a landscaping “touch-up”.

ACTION: Michael to schedule with Verdant.

- c. Discussion of continued problems with sidewalks being shifted due to root growth beneath. Solution has historically been to use pavers where this problem exists...but that it is beginning to look like patchwork. Proposal put forward to consider changing all sidewalks to pavers.

ACTION: Discuss with Genesis for a proposal for replacing all sidewalks with pavers.

- d. Need for tarring cracks and repainting crosswalk and parking lines. DeVal was approved to do the work this fall.

ACTION: Michael to inform DeVal and identify timeline. Also, to notify residents of the timing and location of the work to be done.

- e. Neighborhood association budget review.

ACTION: Michael to discuss reserve amount and process for reducing the Property Owners contribution to the budget.

9. Homeowner correspondence

- a. There was no homeowner correspondence this month.

Next meeting will be Tuesday September 19 at 3pm by Zoom.

Meeting adjourned at 5:00 pm.