

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
19 September 2023

MEETING LOCATION: ZOOM

1. Call to Order: **3:20 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 August meeting had been approved and distributed prior to the meeting.

4. Landscape and Architecture report.

- 22 Woodbridge patio request approved
- 69 Woodbridge landscaping request approved
- Committee to research generators and prepare a proposal outlining issues and options for future requests.

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. Discussion of replacing all sidewalks with pavers due to problems with tree roots disrupting cement sidewalk slabs.

ACTION: Michael to get proposal from Genesis.

- c. Repair of cracks in road surfaces and repainting of lines and parking spaces.

ACTION: Michael to follow up and clarify dates of work to be completed.

- d. Gazebo proposal reviewed.

ACTION: Michael to get estimate from Eiseman for replacing the roof.

- e. Discussion of Rentals and changes to the By-Laws.

ACTION: Michael to schedule a ZOOM meeting for residents to vote on the issue. Monday November 13 at 7:00 PM.

- f. Discussion of miscellaneous landscaping proposal presented by Verdant. It was decided to hold on most due to cost concerns, but to proceed with grass seedings and berm clean-up.

ACTION: Michael top advise verdant to proceed as such.

8. New business

- a. Budget – Neighborhood Association budget requires approval before Property Owners budget can be completed.

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

Next meeting will be Thursday October 26 at 10am by Zoom.

Meeting adjourned at 4:50 pm.