

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
26 October 2023

MEETING LOCATION: ZOOM

1. Call to Order: **4:05 PM**

2. Establishment of Quorum

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

3. Review/approval of previous meeting minutes

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

4. Landscape and Architecture report.

- Nothing to report

5. Receivables report.

- Several receivables remain outstanding due to extra charges related to roof replacements and associated required repairs that are the responsibility of residents. Routine receivables remain on schedule.

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 – no reply as yet for schedule of paving and street repairs/painting from Del Val Paving.

ACTION: Michael to follow-up.

b. Discussion of replacing all sidewalks with pavers due to problems with tree roots disrupting cement sidewalk slabs. Genesis proposal is very high and exceeds available reserves. Discussion included staging the project over several years following completion of the roofing project.

ACTION: Michael to get other quotes.

c. Gazebo proposals reviewed. All estimates seem high.

ACTION: Scott to talk with his contractor for a bid for replacing the roof.

d. Discussion of Rental Restrictions and changes to the By-Laws. **Zoom meeting scheduled for Dec 5 at 7pm.** No action to be taken on rental fees at this time.

ACTION: Michael to send letter to residents advising of the date for Zoom meeting to discuss results of voting and issues raised by residents, as well as next steps.

8. New business

- a. Kirkbride parking issue.

ACTION: Michael to get No Parking sign replaced, have that spot striped with white paint to indicate no parking, and prepare a letter to residents in the area that stealing the sign is vandalism and future incidents will be reported to the police for appropriate action.

- b. One complaint about the rule clarification regarding no growing vegetables in the neighborhood. Position was that people should be allowed to grow vegetables in pots on the porch or patio. **No further action taken.**
- c. Solar panels. Question has been raised by a couple of residents about the neighborhood policy/position on allowing installation of solar panels. Board discussed some concerns primarily around the potential for damage to new roofs as well as the possibility of such works violating terms of warranties on the new roofs.

ACTION: Michael to check with Eiseman about these concerns as a next step toward researching and clarifying a neighborhood position on solar panels.

9. Homeowner correspondence

- a. None

Next meeting will be Tuesday November 21 at 3pm by Zoom.

Meeting adjourned at 5:05 pm.