

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
21 November 2023

MEETING LOCATION: ZOOM

1. Call to Order: **3:05 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 October meeting had been approved and distributed prior to the meeting.

4. Landscape and Architecture report.

- Nothing to report

5. Receivables report.

- Most receivables are in order.

- Legal action will begin next month for residents not staying current with dues and fees.

6. Review of financials. Financial results continue to be favorable in October and remain favorable \$15k YTD. Primary savings have been in the line-item Snow Removal.

7. Old Business

a. Sidewalk repairs. Concept is to replace all sidewalks with pavers for consistent appearance. Quote received indicates that this approach is very expensive. Project was tabled until a plan is developed to include all long term major repair items.

b. Gazebo proposals reviewed at October meeting. All estimates seem high. Scott contractor has not yet replied with an estimate.

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

c. Discussion of Rental Restrictions and changes to the By-Laws.
- Zoom meeting scheduled for Dec 5 at 7pm.

d. Kirkbride parking areas painting and signage. Timing is unclear at this time.

ACTION: Michael to follow-up with Del Val

e. Solar panels discussion. Concern expressed over potential for damage to roofs and voiding of warranties.

ACTION: Michael to check with Eiseman about these concerns.

8. New business

- a. Roofing – 53 units remain to be completed. Discussion of priorities for 2024 replacements.

ACTION: Tony to prepare proposal based on existing damage and leakage reports.

9. Homeowner correspondence

- a. Complaint about people putting out trash ahead of schedule and leaving cans out past required time to retrieve them.

ACTION: Michael to send reminder of rules.

Next meeting will be Thursday January 18 at 3pm by Zoom.

Meeting adjourned at 3:45 pm.