

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
18 January 2024

MEETING LOCATION: ZOOM

1. Call to Order: **3:05 PM**

2. Establishment of Quorum

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

3. Review/approval of previous meeting minutes

a. Minutes from November 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 has begun on delinquent accounts.

6. Review of financials. Financial reports not yet available.

ACTION: Michael to distribute when available and any variance issues to be discussed by email.

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. Waiting for second quote from Powell.

b. Gazebo proposals reviewed at October meeting. Tabled until next meeting and information from Scott's contractor.

ACTION: Scott to get bid from his contractor for a bid for replacing the roof.

c. Discussion of Rental Restrictions and changes to the By-Laws.

- Current voting stands at 40 In Favor of restrictions, and 18 Not In Favor.

- Further discussion about potential decrease in property valuations in a non-controlled rental environment, as well as considering revisions to current proposal terms.

- Decision to be made about going door to door to complete voting process.

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

- Michael received feedback from Eiseman that installation of solar panels would void the warranty. This information confirmed the concerns of the Board and concludes discussion on the item.

e. 202-212 Lantern roof issue. Eiseman agrees to inspect and determine cause of issue. They suspect that it is a condensation issue.

f. Roofing next steps. Proposal for next set of houses is \$232k. This is less than 2023 price though it is also for one less house.

ACTION: Will wait for input from Scott before finalizing next steps.

8. New business

a. 2024 Annual Meeting

i. Two board seats up for voting...Scott and John.

ii. Tony not available in April. Discussion to determine date tabled until next meeting.

b. Snow Policy was reviewed. No changes made.

ACTION: Michael to e-blast, mail paper copy and post on website.

9. Homeowner correspondence

a. 210 Lantern roof issue. Addressed in New Business.

b. Additional concerns were raised about berm plantings. Board also discussed the bi-annual clean-out which is due this year. It was decided to wait until growth is in full bloom to determine necessity and extent of clean-out and further planting actions.

Next meeting will be Tuesday February 20, 2024 at 3pm by Zoom.

Meeting adjourned at 3:45 pm.