

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
11 June 2024

MEETING LOCATION: Zoom

1. Call to Order: **10:00 AM**

2. Establishment of Quorum

Attendees: Anthony Arleth (President), Scott Neilson (Secretary), Melissa Regan (New Board Member); Michael Klein / Continental Property Management (CPM).

First order of business is to assign roles of the Board members. Anthony Arleth will remain President; Scott Neilson will remain Secretary; Melissa Regan will be the new Treasurer.

3. Review/approval of previous meeting minutes

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

4. **Landscape and Architecture report.** Nothing to report

5. **Receivables report.**

- Discussion of late and legal fees added to resident accounts.

6. Review of financials. Expenses are over budget due to snow removal and budget calendarization. Rest of budget is on target and snow removal unfavorable variance is starting to reduce as actuals come into line with calendarization. Discussion about changing the calendarization process from 1/12 for all line items to best estimate of expense timings to avoid timing variances. To be discussed during budget process.

7. **Old Business**

- a. Old action items reviewed and all had been completed.
- b. Sidewalks and pavers. Discussion tabled pending clarification of capital expense priorities.
- c. Trash. New policy is in effect and seeming to have the right effect.
- d. Walnut tree on berm behind Woodbridge. Revisit to prune, not fell.

ACTION: Michael to follow-up with TreeEx.

8. **New business**

- a. New Association Contract. Tabled until Anthony, Scott and Melissa can review.
- b. Rental Restrictions proposal.

ACTION: Michael to review with Attorney and ensure all changes meet legal needs.

- c. Gazebo hedge and arborvitae pruning behind 2 Woodbridge.

ACTION: Michael to follow up with Verdant.

- d. Fence extension; Surveyor estimate is \$2500. Board approved having the survey done to ensure there is no encroachment upon neighborhood property.

- e. Inspection report. There will be a 30 day follow-up from the time the report is mailed.

ACTION: Michael to email file of inspection report to Board members.

ACTION: Michael to get proposal for specific sidewalk repairs needed at this time.

ACTION: Michael to request proposal from Verdant or TreeEx for pine tree removal on Kirkbride Meadow and replacement with bushes matching those by the footbridge.

Next meeting will be July 22, 2024 at 10:00 AM by Zoom.

Meeting adjourned at 11:15 AM.