

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
22 July 2024

MEETING LOCATION: Zoom

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

2. Establishment of Quorum

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

3. Review/approval of previous meeting minutes

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

4. Landscape and Architecture report.

- 13 Woodbridge received A&L approval and was approved by the Board
- 25 Woodbridge received A&L approval and was approved by the Board
- 7 Kirkbride deck is in process and should have recommendation in one week.

5. Receivables report.

- Receivables are being collected as per agreed processes.

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.

7. Old Business

- a. Old action items reviewed and all had been completed.
- b. Walnut tree on berm behind Woodbridge. Revisit to prune, not fell.

ACTION: Michael to follow-up with TreeEx.

- c. Pine Trees by bridge. Waiting for proposal from Verdant and TreeEx.

ACTION: Michael to follow-up.

- d. Sidewalk repairs. Waiting for proposals.

ACTION: Michael to follow-up

8. New business

- a. Rental Restrictions proposal. Notes were compared going back to first revision by SN. The following conclusions were reached:
 - a. Section 15.4 is okay to leave as originally revised.
 - b. Section 15.12 (b) should be returned to wording of the original submission.
 - c. Section 15.14 addition of the wording "All decisions by the Executive Board concerning waiver requests to this Amendment shall be final and unappealable" should stay.

ACTION: Scott to revise document and return to Michael. Michael to finalize Ballot and return to Board for final review, and prepare process for distributing to residents and scheduling a meeting to discuss proposed policy and schedule voting process.

- b. Mailbox cleaning approved. Discussion of announcement boards being attached to mailboxes. (Post meeting action taken to involve Patrick O'Connell to advise on construction and installation options).
- c. Trash Service contracts. Board agreed to renew with Envirogreen
- d. Block Party. Board agreed to provide limited funding (\$500) and to add a line item to the budget for future neighborhood activities.
- e. Fall plantings suggestion for Woodbridge alley.

ACTION: Michael to set-up meeting with Verdant to determine options and make proposal.

9. Homeowner Correspondence

- a. Suggestion to change mowing day from Friday. Board disagreed.

ACTION: Michael to reply.

b. Suggestion to create a composting process for the neighborhood. Board discussed and determined that it is a lot more complex to manage than one might think.

ACTION: Melissa to craft reply.

- c. Reports of residents not properly storing their trash bins.

ACTION: Michael to send warning letters.

- d. Request for replacement of tree removed on the Woodbridge berm be replaced.

ACTION: Michael to reply that the board has decided to consult with Verdant on options in that area (grass, bushes or a tree) in light of our plan extend the fence line in the near future.

- e. Report that people are not labelling their trash cans.

ACTION: Michael to remind trash removal company of our policy to not service unlabeled cans.

Next meeting will be September 19, 2024 at 10:00 AM by Zoom.

Meeting adjourned at 11:30 AM.