

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
19 September 2024

MEETING LOCATION: Zoom

1. Call to Order: **10:03 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 July meeting had been approved and distributed prior to the meeting.

4. Landscape and Architecture report.

- 5 Kirkbride received A&L approval and was approved by the Board

- 13 Kirkbride request must be reviewed by the A&L committee.

- Mike Wallis has resigned from the committee. The Board of Directors would like to thank him for his hard work and contributions to Lantern Hill.

ACTION: Of course, we need to replace Mike and the Board is looking for a new volunteer. Anyone interested please contact Michael Klein at m.klein@cpm975.com

5. Receivables report.

- Most balances are small. The overall balance has increased due to numerous small charges related to roofing repairs deemed the responsibility of homeowners. This will clear in the next month.

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. Pruning will take place on October 2.

c. Pine Trees by bridge and plantings along basin. Proposal to be evaluated with the other Verdant proposals following conclusion of discussions with Wesley Enhanced Living facility.

ACTION: Scott to meet with Executive Director of Wesley and report back to Board.

d. Sidewalk repairs. Approved.

8. New business

- a. Rental Restrictions proposal. Scott reported on discussion with focus group. Four points were evaluated.
 - a. Focus group suggested increasing the term of owner residence to 2 years prior to being eligible to rent. Board approved.
 - b. Focus group suggested increasing the total number of rentals to be allowed to 29. Board agreed to 20.
 - c. Focus group suggested removing the statement that Board decisions regarding exceptions to this declaration change be “final and unappealable”. Board agreed to remove the word “unappealable”.
 - d. Focus group suggested putting the process on the website once approved by neighborhood vote. Much like the Architecture and Landscape Request process, a form would be developed and process outlined identifying guidelines that will be considered in granting exceptions. Board approved.
 - e. Board also suggested that a committee be established for oversight of this new process.

ACTION: Scott to report back to focus group and make final revisions to the proposal for distribution to all residents for a final vote.

- b. Boundary encroachment behind 26 Woodbridge. It is clear that the residents behind that location have encroached on Lantern Hill property.

ACTION: Michael to seek legal advice on next steps.

- c. Suggestion to change voting requirement to pass changes to Declarations from 67% approval of all residents to 67% of all votes submitted. Suggestion tabled until issue can be presented and discussed at 2025 Annual meeting.
- d. 2025 Budget discussion. Significant discussion about capital funding needs anticipated in coming years for such things as sidewalk repairs and alley/parking area paving. Budget recommended by CPM was approved. New monthly fee will be \$260.
- e. CPA proposal for next 3 year engagement regarding review/audit of financials was approved for a review of 2024, an audit of 2025 and a review of 2026.
- f. Idea for establishing a resource of homeowner recommended service providers was approved. Board agreed and suggested that this be established on the FB page.

ACTION: Scott to report back to group to proceed with development.

- g. Concrete repair proposal for sidewalks was approved.
- h. Status of notice board installation.

ACTION: Michael to follow-up.

Next meeting will be October 31, 2024 at 10:00 AM by Zoom.

Meeting adjourned at 12:15 PM.