

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
31 October 2024

MEETING LOCATION: Zoom

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

2. Establishment of Quorum

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

Absent: Scott Neilson (Secretary)

3. Review/approval of previous meeting minutes

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

4. Receivables report.

- Legal action in process on major residences in default.
- Most other 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 by year end.

5. Review of financials. Expenses are slightly over budget due to early 2024 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. Reserve fund is as expected. Funds are available to complete the roofing project. Some discussion on eventual requirement to pave and repair drainage in center alley of Woodbridge, as well as sidewalk repairs. Plan to be developed in 2025.

6. Old Business

a. Occasional reports of problems with roofs that have been replaced. Problems are often not roof leaks but rather siding leaks. Eiseman has done one repair as a show of goodwill.

ACTION: Michael to ask Eiseman to look at latest issue and repair at their cost if necessary.

b. Issue reported of trash pickup failures. It has been discovered that this is due to the use of a blue trash container which is generally the color used for recycling in many neighborhood. This has confused trash workers and so those cans have not been collected on trash day. Residents should be aware of this point of confusion and not use blue trash containers.

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.

POST MEETING NOTE: Scott met with Wesley facility director and controller in October to discuss a possible joint effort to plant arborvitaes to screen the area from

view in Lantern Hill. They were okay with the idea but will need to wait until 2025 budget to plan for it.

7. New business

a. Rental Restrictions proposal.

1. Decision made to hold on any further action until 2025 and to let the current cycle of revisions and voting be completed. This will complete in November.

b. Boundary encroachment behind 26 Woodbridge.

ACTION: Michael to get a proposal from Verdant to remove the fence and clean the area as well as prepare a letter to the owner that we are preparing to do so.

c. Idea for establishing a resource of homeowner recommended service providers was discussed regarding having it on the FB page or website. It was agreed to have it on the website with the appropriate disclaimers that the HOA is not endorsing any provider but rather providing these recommendations from other residents as a convenience for all. Still waiting for final disclaimer wording recommendation from attorneys.

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

8. Landscape and Architecture report.

- Discussion about this old shutters and colors are not always available. May need to consider establishing a new standard.

9. Homeowner Correspondence

a. Feedback on Rental Restrictions suggesting that we limit the room rentals to a single room only.

ACTION: Pending information from Scott about that issue as proposed in the amendment

b. Neighborhood walkaround issues identified that have not been completed.

ACTION: Michael to send a reminder.

Next meeting will be December 5, 2024 at 10:00 AM by Zoom.

Meeting adjourned at 11:07 AM.