

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
10 December 2024

MEETING LOCATION: Zoom

1. Call to Order: **10:02 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 October meeting had been approved and distributed prior to the meeting.

4. Receivables report.

- Status reviewed. No actions needed. 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 by year end.

5. Review of financials. Financials continue as in previous months. Expenses are slightly over budget due to early 2024 snow removal and budget calendarization. Rest of budget is on target. 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. Rental restrictions proposal has been tabled until the April annual meeting.

b. Vines covering natural watershed growth in the basin. Board agreed to have the vines removed.

ACTION: Michael to inform Verdant to proceed with removal.

c. Boundary encroachment behind 26 Woodbridge. Letter has been sent to resident stating that Lantern Hill plans to proceed with removal of the fence and reclaiming the property.

POST MEETING UPDATE: Resident has indicated that they are prepared to fight over this issue. It is up to Lantern Hill to determine next steps.

ACTION: Michael to arrange meeting with attorney to discuss options.

7. New business

- a. Roofing warranty questions raised.

ACTION: Michael to check with GAF about the process of making claims should there be any failures.

8. Landscape and Architecture report.

- A homeowner trying to repair damage on the front of the house has been having trouble matching colors to the existing siding due to fading and manufacturers color changes. They have made a request to remove siding from the garage to use in repairing the front of the house. It is thought that the siding on the garage will match that on the front of the house and that in replacing the siding on the garage in back with new siding any differences will not be noticeable. Board would like A&L to investigate this proposal thoroughly in order to reach a decision.

ACTION: Michael to inform homeowner to submit request to A&L Committee.

Next meeting will be January 23, 2025 at 10:00 AM by Zoom.

Meeting adjourned at 10:47 AM.