

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES  
20 March 2025

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 February meeting had been approved and distributed prior to the meeting.

**4. Receivables report.**

Status reviewed. Open balances and payment proposals discussed and approved. Michael to send communications to residents.

**5. Review of financials.** No significant variances to budget in February. Snow removal was the largest OOP expenditure as expected in the winter months. All other line items are in line with budget. Reserves stand at \$232k and add about \$17k per month. This will be enough to cover the remaining roof replacements.

**6. Old Business**

a. Verdant proposals for fall plantings have been received. Removal of wetland vines has been approved and should proceed. The dead pine by the Woodbridge berm should be removed in addition to another on the fence line. Clean up and removal of dead plants should proceed. Wetland screening will be on hold until fall. Pine tree pruning by bridge should go ahead. Edison and Woodbridge berm clean-up should proceed. It was decided to not do any spring plantings due to the pattern of summer droughts killing new plantings.

**ACTION: Board members to review proposals for fall plantings for discussion at next meeting.**

b. Boundary encroachment. It was agreed that Stephan Richter would reach out to their attorney for a draft proposal of a licensing agreement.

**ACTION: Michael to advise Stephan to discuss with their attorney.**

c. TreeEx pruning and removal proposal was approved and should be completed before spring. Approval has been communicated to TreeEx and Michael is waiting for TreeEx to inform us of their schedule.

d. Status of Architecture and Landscape committee replacements. The board agreed that the committee should decide on what they feel is needed and make

appropriate decisions. Board also felt that it will likely be necessary to have more people on that committee than the previous number 3 given some of the projects foreseen coming down the road.

**ACTION: Tony to follow-up with committee to determine next steps in reviewing and finalizing additions to the committee.**

- e. All is set for the annual meeting on May 14. No names have been submitted as yet for the open Board position.

#### **7. New business**

- a. Next stage of roofing. Proposal from Eiseman is within the budget. Proposal was made and approved to go ahead with the final stage of the roofing project.
  
- b. Concern was raised about the paving project and the possibility of needing drainage engineering. Proposal made to begin identifying an engineer to review and assess the issue. Issue tabled until next meeting when all members are present.

#### **8. Landscape and Architecture report.**

- The issue regarding fading siding was again discussed as it relates to some properties. A proposal has been made regarding properties in question to proceed with replacement siding that appears to match the existing siding. If that is a good match no further work will be necessary. However, if not, the entire side of that building will need to be replaced. This has been discussed and agreed with the resident.

#### **9. Homeowner Correspondence**

- a. Complaint filed about some properties with Christmas decorations still up. Letters will be sent to residents informing them to remove holiday decorations.
- b. Complaint about furniture being left on the lawns. Residents have been informed that this is a violation of Lantern Hill Rules and regulations.

**Next meeting will be April 24, 2025 at 10:00 AM by Zoom.**

**Meeting adjourned at 10:43 AM.**