

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
24 April 2025

MEETING LOCATION: Zoom

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

2. Establishment of Quorum

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

3. Review/approval of previous meeting minutes

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

4. **Receivables report.**

Status reviewed and corrective actions identified.

5. **Review of financials.** No significant variances to budget in March. Snow removal was the largest OOP expenditure as expected in the winter months, though the budget was not exceeded. All other line items are in line with budget.

6. **Old Business**

a. Verdant proposals for fall plantings have been received. 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 June meeting.

b. Boundary encroachment. Stephan Richter sent a letter with a draft proposal of a licensing agreement. There has been no response.

ACTION: Michael to advise Stephan to inform them that a response must be received by May 14 or Lantern Hill will proceed with repossession of the area in question.

c. Preparations for the annual meeting have been completed. Agenda items will include:

a. Election results

b. Presidents report

c. Diagrams to show planting proposals being considered for basin issues.

7. **New business**

a. Reserves. Discussion about developing a long term plan to stage upcoming major investments such as sidewalk repairs, drainage issues in the center alley, and repaving of HOA alleys and parking areas.

ACTION: Michael to get engineering proposals for capital repairs and replacements such as sidewalks and drainage in the center Woodbridge alley.

b. TreeEx proposal.

ACTION: Board to look at trees identified in the proposal and confirm that these are homeowner responsibility, not that of the HOA.

8. Landscape and Architecture report.

- No requests to review.

9. Homeowner Correspondence

Concerns have been expressed about tree replacements needed. It has been decided that the history of drought conditions this time of year has led us to choose plantings in the fall when those conditions have not typically existed. Communication as such will be forthcoming.

Concerns have also been raised about individuals not abiding by the neighborhood rules and regulations about removing trash cans in a timely manner, and about storing personal items on front porches or leaving them outside on the front lawns. Michael will be sending a reminder of the rules and regulations on these issues. He will also be revising the fine schedule for violations to reflect increases for repeat offenses.

Next meeting will be the annual meeting May 14, 2025 at 5:45 PM prior to the annual meeting at the Boro Hall on Doyle Street.

Meeting adjourned at 11:10 AM.