

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
19 June 2025

MEETING LOCATION: ZOOM

1. Call to Order: **10:00 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 May meeting had been approved and distributed prior to the meeting.

4. Receivables report.

Status reviewed. Delinquencies reviewed and legal actions authorized for collection.

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

6. Old Business

a. Boundary encroachment. Michael has requested Stephan to inform Heckler attorney that their proposal has been rejected. If the original proposal presented by Lantern Hill is not accepted Lantern Hill will proceed immediately in repossessing the area under discussion. No further update at the time.

ACTION: Michael to contact Stephan to have a direct phone conversation with Heckler attorney to get a clear understanding of their position before we take any other action...and at the same time have Verdant provide us an estimate for removing the fence and cleaning up the area.

7. New business

a. From annual meeting there was a request to bring down the height of the bushes surrounding the gazebo square.

ACTION: Michael to contact Verdant ASAP to have them take the bushes down as far as possible and to continue the effort to gradually bring down the overall height of those bushes.

b. Footbridge damage. Power wash and clean up tire marks and try to see the videos from Target.

ACTION: Michael to have the bridge cleaned, and Tony to go to Target and look at videos of the area.

c. Gutters falling off houses. Michael has not seen this problem.

d. Engineering study. Bustamante provided a proposal for doing such a study. It is essentially an in-depth study of our assets beyond what CPM currently does. Proposal seems reasonable but does not really cover the details of drainage issues.

ACTION: Michael to ask Bustamante to supplement proposal to include specifics around drainage issues on Woodbridge and Kirkbride.

e. Concerns with Verdant quality issues. The little details are being missed and work is getting sloppy.

ACTION: Michael to discuss with Verdant.

f. Trash issues. We do not specify any requirements for using cans instead of trash bags.

ACTION: Michael to send a reminder that if you put out bags to clean up if animals get into the bags, and to put them out the day of trash pick up rather than the night before.

g. Inspection report. Community is looking good. Some sidewalk work. No landscaping issues and few repair issues. Some minimal road work and possible patching needs. Significant work will be needed on Kirkbride. This will be included in the engineering report.

ACTION: Michael to talk to Powell to address the sidewalk work and send letters to homeowners regarding their maintenance needs. Table the issue about cleaning dryer vents.

h. Woodbridge berm. Would like to get a proposal from Verdant.

ACTION: Scott to talk with Verdant to outline the proposal.

8. Architecture and Landscape report.

- No requests to review.

9. Homeowner Correspondence

a. Complaints about trash cans being left out beyond our specified time for retrieval. Notices and warnings of fines will be sent to those in violation.

Next meeting will be July 22, 2025 at 10:00 AM by ZOOM.

Meeting adjourned at 11:11 AM.