

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
22 July 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).

SPECIAL DISCUSSION: Attending the meeting was Vicki Kushto from the office of Clemons Law, legal counsel for CPM. There was a lengthy discussion about the current status and options for resolving the boundary encroachment issue behind 26 Woodbridge.

ACTION: Ms. Kushto is going to follow up with the attorney for Heckler to suggest that the dilapidated fence be removed from the easement agreement entirely so that Lantern Hill can then just remove it, and that the term of the easement be limited to the lives of the 2 current owners, so that the parties can hopefully come to an agreement and resolve the matter.

3. Review/approval of previous meeting minutes

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

4. Receivables report.

Status reviewed. Legal action proceeding on two properties.

5. Review of financials. No significant variances to budget in June. All budget line items are tracking to budget.

6. Old Business

- a. Roofing. Rain has delayed the start of this year's roofing project. Eiseman is not yet sure of when they will be able to start but will notify us as soon as possible.

ACTION: Michael to send notice announcing the delay.

- b. Bushes around gazebo square. The height of the bushes is still a problem.

ACTION: Michael to check with verdant about what can be done to make progress on reducing the height with annual trimmings, and to explore the option of simply removing the existing shrubbery and planting new.

- c. Engineering study. Michael has informed Bustamante about our interests in evaluating the water drainage problems in various areas on the neighborhood. We are waiting for information back from them.

- d. Footbridge damage. Scott gave an update on discussions with Target and Wesley to see their security camera footage. Wesley cameras do not cover the area by the bridge.

Target would not allow us to see the footage but will allow the police. Scott spoke to the police who indicated that they would check it out. No word back from them.

ACTION: Scott to follow-up with police.

7. New business

- a. Inspection report. Estimate from Powell to repair sidewalks is \$2250. Board approved.

ACTION: Michael to inform Powell and schedule work to be completed.

- b. Person sleeping in Gazebo. Situation has been reported to the police. Issue raises concern for both the Gazebo Green as well as the Kirkbride Meadow. Suggestion was made to have signage at both the Lantern Lane and Woodbridge entrances as well as by the footbridge and the walkway by 34 Woodbridge. Discussion with police concluded that we need to have signage that says the Gazebo Green and Kirkbride Meadow areas are restricted to residents. Other entrances need to have signage regarding solicitation.

ACTION: Michael to craft wording for signage for these 6 locations.

8. Architecture and Landscape report.

- No requests to review.

9. Homeowner Correspondence

- a. Car parked on Edison appears to be abandoned. Situation has been discussed with owner and car will be removed asap.

- b. Dead trees behind 28 Woodbridge. Has been approved to be removed.

ACTION: Michel to look into status with Verdant.

Next meeting will be August 19, 2025 at 10:00 AM by ZOOM.

Meeting adjourned at 11:11 AM.