

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
19 August 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 June meeting had been approved and distributed prior to the meeting.

4. Receivables report.

Status reviewed.

- a. Legal actions are underway for properties in arrears.

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

6. Old Business

- a. . Bushes around gazebo square.

ACTION: Michael to look into options and costs for gradually bringing down the height of the bushes.

- b. 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. In addition, since the work is expected to effect Borough streets, Bustamante needs to include an evaluation from them.

ACTION: Michael to discuss with Bustamante.

- c. Signage. It was agreed to post signs around the neighborhood advising of No Trespassing, no soliciting, and advisements on the use of the footbridge. It was agreed to have signs at all entrances to the neighborhood as well as at the Gazebo Square.

ACTION: Michael to work on wording and layout.

- d. Discussion was held about how to prevent continued damage to the footbridge. The use of Trail Cams was discussed.

ACTION: Tony to research Trail Cam options.

e. Boundary encroachment. Heckler continues to present roadblocks and delays in resolving the issue. Board agreed to end discussion, take possession of the property in question, remove the existing fence and install a new fence along the property lines as designated by the surveyor.

ACTION: Michael to inform attorney to proceed with informing Heckler.

7. New business

a. Verdant quote to work on berm from 2-26 Woodbridge was approved except for the flowers to be planted behind house 2-12.

ACTION: Michael to inform Verdant and ensure that the work to maintain the top of the berm behind houses 14-26 is to be included in the work order.

b. Discussion of the area by the bus stop in which the flowers have been dying.

ACTION: Michael to ask Verdant for a proposal to renew that area.

8. Architecture and Landscape report.

- No requests to review.

9. Homeowner Correspondence

a. Some trash violations have been reported. No action taken at this time.

Next meeting will be September 23, 2025 at 10:00 AM by ZOOM.

Meeting adjourned at 11:30 AM.