LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
23 September 2025

MEETING LOCATION: ZOOM

1. Call to Order: 10:02 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. There is a small balance of money past due. Action has been taken for the few residents whose accounts are not current.

5. Review of financials.

No significant variances to budget. All budget line items are tracking to budget. Planned landscaping activities will create a small variance by year end though changes to the Basin project will create some savings to offset. The changes to the Basin project result from Lantern Hill HOA's suggestion to Wesley Enhanced Living to plant arborvitaes in front of dumpsters and trash area thereby beautifying the view for residents along the basin. Wesley has taken the initiative to do so.

6. Old Business

a. Gazebo bushes. Question not yet received from Verdant about cost to bring those bushes down.

ACTION: Michael to follow-up with Verdant.

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 follow-up with Bustamante.

c. Boundary encroachment. Board agreed to end discussion and proceed with repossessing the ground in question.

POST MEETING NOTE: Discussion with the attorney following the meeting, and the process of informing the Hecklers got a response from Hecklers. Discussions are underway to finalize the agreement as per Lantern Hills original proposal.

d. Remaining action from previous meeting. 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. 39 Woodbridge has not removed tent from back deck.

ACTION: Michael to impose a fine of $50 and inform them that after 2 weeks they will begin receiving additional fines.

7. New business

a. Reserve Budget discussion. Decision was made to direct the $27 dwelling contribution to the reserve for the alleys.

b. The Neighborhood Association budget was approved.

ACTION: Michael to send details of the NA reserve to HOA Board members.

c. Verdant proposals

1. Island by bus stop – approved
2, Remove dead trees – approved. Replace with Norwegian Spruce
3. Woodbridge Alley plantings - approved.
4. Revised description of work to be done on the Woodbridge Alley berm.

d. Invoice for final roof replacement was approved.

e. Invoice for Blocktober fest was approved. Event was a great success. Many new people attended.

f. 13 Woodbridge. Damage to flashing on roof.

ACTION: Michael to inform Eiseman to repair.

8. Architecture and Landscape report.

- No requests to review.

9. Homeowner Correspondence

a. NONE

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

Meeting adjourned at 11:28 AM.