

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
23 January 2025

MEETING LOCATION: Zoom

1. Call to Order: **10:08 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 December meeting had been approved and distributed prior to the meeting.

4. **Receivables report.**

- Status reviewed. Only one account delinquent. CPM will follow-up to determine status and any necessary action.

5. Review of financials. The year 2024 concluded with a favorable variance of \$18k. Snow removal was overspent but offset by other account underspends. This favorable variance will carry forward to the 2025 budget, which combined with 2023 favorable variance will provide \$35k in available funding for new or unforeseen items as necessary. The Reserve concluded the year at \$215k which will be adequate for the last year of roofing expenditures. The Capital fund stands at \$36k.

6. **Old Business**

- a. Boundary encroachment behind 26 Woodbridge. A special meeting of the Board was held to discuss options with Counsel. Minutes of that meeting are attached. The conclusion of that meeting was to have a letter sent from Counsel advising the Hecklers that Lantern Hill HOA is moving forward with repossessing the land in question, but offering a licensing agreement option to them. They have 30 days to respond after which time Lantern Hill will begin the processing of removing the existing fence and redefining the boundary.
- b. Basin. Discussion to finalize next steps to create a more private boundary between Lantern Hill and Wesley.

ACTION: Michael to confirm with Verdant that the quote previously given for a single Arborvitae between the maple trees along that stretch of Woodbridge is still being honored. Next Board meeting will include discussion to finalize next steps.

7. **New business**

- a. The Annual Meeting dates were reviewed. The week of May 12 is under consideration given the availability of the Borough Hall.

ACTION: Michael to check availability with the Borough and target May 15

b. Roofing.

- a. The final stage of roof replacements is to be completed this calendar year. Funding is available...dates to be determined.

ACTION: Michael to obtain quote and proposed schedule from Eiseman

- b. Warranty coverage questions raised for replaced roofs.

ACTION: Michael to check with GAF about the process of making claims should there be any failures.

8. Landscape and Architecture report.

- Detailed discussion by Board given the general nature of shutter and siding failures. Fading issues have surfaced before on siding and in many cases regarding shutters requiring painting or replacement. In recent years even some residents with stucco siding have had to replace some or all siding due to aging issues. In anticipation that this issue may become more common as homes age and are subject to direct and strong sunlight, the Board has decided begin entertaining options for defining siding replacement standards and will ask the Architecture and Landscape Committee to begin studying the issue and associated options.

- 306 Lantern A&L request for window replacement was approved.

9. Homeowner Correspondence

- a. None

Next meeting will be February 27, 2025 at 1:00 PM by Zoom.

Meeting adjourned at 10:50 AM.