

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
27 February 2025

MEETING LOCATION: Zoom

1. Call to Order: **1:00 PM**

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 January meeting had been approved and distributed prior to the meeting.

4. Receivables report.

Status reviewed. CPM to file for judgements as necessary for outstanding balances.

5. Review of financials. No significant variances to budget in January. Snow removal was the largest OOP expenditure as expected in the winter months.

6. Old Business

a. Verdant proposals for fall plantings have been received. It was decided to not do any spring plantings due to the pattern of summer droughts killing new plantings.

ACTION: Board members to review proposals for discussion at next meeting.

b. Boundary encroachment. There appears to be room for a negotiation with resident.

ACTION: Michael to arrange a meeting with Stephan Richter prior to March 24 to discuss and confirm our interests.

c. Warranty coverage questions raised for replaced roofs.

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

7. New business

a. Insurance coverage. It was agreed to renew with Erie and to add Cyber coverage.

ACTION: Michael to handle.

b. Tree Maintenance...

1. TreeEx pruning and removal proposal was approved and should be completed before spring.

ACTION: Michael to inform TreeEx and issue an announcement to the neighborhood.

2. Honey Locust insect treatment has been recommended and approved.

ACTION: Michael tp contact Keystone and arrange. Also, to pay up front to earn discount.

8. Landscape and Architecture report.

- There was continued discussion about the issue of how to replace and match portions of siding which have been damaged while the remaining siding has faded. Specific current situations are being discussed while the larger implications for the community are being researched and considered.

9. Homeowner Correspondence

a. None

Next meeting will be March 20, 2025 at 10:00 AM by Zoom.

Meeting adjourned at 1:52 PM.