



*Property Owners Association*

**Lantern Hill at Doylestown  
Board of Directors Meeting  
June 5, 2019 Minutes**

Board Members Present: D. Pundock (DP), J. Marchand (JM), S. Pappas Gentililin (SPG)  
Attendees: M. Klein (MK)

- I. The meeting was called to order at 5:42 PM.
- II. A quorum was established
- III. The Minutes from the April 11, 2019 Annual Meeting were reviewed. The approved Minutes will be posted to each homeowner of LH.

Upon Motion duly made and seconded and unanimously approved, it was  
**RESOLVED**, to approve the Minutes of the Annual Meeting held April 11, 2019.

- IV. Financial Review
  - a. Delinquency Report –MK presented to the Board the LH Assessment Receivables Report as of 5/31/19 and updated the board on the status of actions taken since the last board meeting on May 2, 2019. A discussion ensued. Two properties (Lantern Drive and Woodbridge Drive) required further discussion. MK reported that Attempts to communicate with the homeowner via registered mail and post have gone unanswered. The Board instructed MK to postpone any actions for one month, and then update the Board on the status. MK to recommend action items if the homeowners remain unresponsive to the Board's requests.

Old Business:

- a. Woodbridge drainage issue – additional drainage repairs done by Verdant; waiting for proposal form engineer. Engineer requested pictures of the drainage situation when drainage problems occur. Discussion will be added to the next Board Meeting agenda.

- b. Association website – MK presented a cost analysis to the Board. A discussion ensued on this and other options. The discussion was tabled until a future Board meeting.

New Business:

- a. Maintenance of footbridge – MK presented a proposal from an engineer firm to evaluate condition of the bridge and recommend repairs/improvements for the price of \$1,500. A brief examination suggests the structure is solid, but maintenance is needed soon. The Board requested MK renegotiate the fee with the engineering firm.
- b. The Board discussed whether the rules regarding generators in the community should be re-evaluated. It was agreed that temporary generators could be utilized in the event of community-wide power outage, only. Installation of permanent generators will not be approved.
- c. Management contract renewal proposals for Lantern Hill Property Owners & Lantern Hill Neighborhood Association. Continental Properties circulated a renewal contract to the Board Members of the two Boards on May 30, 2019. Per the terms of the current contract, an automatic renewal clause of a two to four percent annual increase was agreed upon. The contract expires December 2019. A discussion ensued and the Board tabled the discussion to a future Board Meeting so they have more time to review.
- d. A proposal was received from Tree-Ex for removal of the ash trees and stump grinding. A proposal will be requested from Verdant for the same scope as a competitive bid.
- e. Violations and Maintenance Report/Homeowner Correspondence - The Board reviewed the Report dated 5/31/19 and discussed the status of properties in violations and any related correspondence from the homeowner. The Board made recommendations and MK will communicate these decisions to the homeowners.
- f. Architectural Requests – The architectural requests submitted by the Architectural Committee with recommendations were review. The Board agreed with the Committee's recommendations and additional information will be requested.

The next board meeting is scheduled for August 7, 5:30 PM at Continental offices.

Adjourned