

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES  
**18 October 2022**

MEETING LOCATION: VIA ZOOM (VIRTUAL)

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

2. Establishment of Quorum

**Attendees: Anthony Arleth (President), Scott Neilson (Secretary), Michael Klein / Continental Property Management (CPM), John Wolff (Treasurer) Absent**

3. Call to order and Review/approval of previous meeting minutes

a. Minutes from September Meeting were approved.

4. Receivables report. Status of outstanding balances were discussed. Most homeowners are now current. Two outstanding balances are in process for collection.

5. Review of financials.

a. There were no significant variances for the month of September. P&L is on target for the annual budget.

b. A large CD is coming due and will need to be reinvested. CPM will advise on best options considering our short term cash needs to pay for roofing replacements.

6. Old Business and Review of Action Items

a. Review of Action Items:

a. Draft letter to residents regarding Rental Restrictions has been provided by Michael.

**ACTION: Board to review for discussion at next meeting.**

b. Roofing analysis spreadsheet is finished.

**ACTION: Tony will send after this meeting.**

c. Budget 2023 was approved with a \$15 monthly assessment increase (6.7% increase over 2022).

d. Follow-up on walkaround items.

**ACTION: Michael to check on items not yet completed and communicate to homeowners by next Board meeting. For spring walkaround, Michael will include Board members and Mike Wallis as part of the plan to increase our awareness of violations and maintenance issues.**

e. Basin options are limited due to setbacks from Veterans Lane and space availability on the Woodbridge Drive side. Verdant will be conscious of careful tree trimming to enable continued tree growth.

f. Edison Berm seeding is on hold until all tree work has been completed.

i. Fence idea will require a surveyor to confirm property line.

**ACTION: Michael to get a surveyor to mark the property lines...and to provide markers every 30 feet.**

- b. Rental Restrictions – Reminder...Plan was developed to draft a letter to all homeowners (to be sent in the beginning of January) giving background of the rental situation and concerns that have been raised and ask for opinions to be submitted before the Annual Meeting. Those opinions will then be summarized and reported back at the Annual Meeting to open the floor for discussion. From that discussion the Board will summarize the position on which the homeowners can vote.

**ACTION: Board members to review draft letter from Michael and get back with comments.**

## 7. New Business

- a. TreeEx proposal for removal of trees along the property line was approved. Advice received is that removal of these trees will significantly improve the landscape along the berm to support grass growth which is needed to help mediate the flooding and mud during rainy seasons. It is also felt that the berm could be greatly enhanced by extending the fencing from behind Woodbridge along the entire length of Edison and adding decorative shrubbery, and that this would not only address the flooding problem, but increase the overall value of the neighborhood.

**ACTION: Michael to inform TreeEx of the approval so he can make the appropriate applications for approval from the borough. He will then let us know of the schedule for removing the trees.**

- b. Election process was resurfaced as having not been completed. The idea was again raised about creating an electronic voting process.

**ACTION: Tony to talk with his board in Florida to see what process they use and get some basic background information for our purposes.**

**ACTION: Scott to check regulations on electronic voting in HOA's in PA.**

- c. A&L participation at Monthly Board meeting to report on requests and status. It was agreed and a motion was passed that the A&L committee would have one member attend each Board meeting to report on requests, status of projects, and answer any questions from the board regarding these activities.

## 8. Architecture and Landscape Committee

- a. Architectural Committee. There are no requests open at this time.

The next Board Meeting will be held on Tuesday December 6, 2022 from 3pm.

Meeting adjourned at 2:15 pm