

LANTERN HILL ANNUAL MEETING MINUTES
10 May 2023

MEETING LOCATION: Doylestown Borough Hall

1. Call to Order: **6:30 PM**

2. Establishment of Quorum

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

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

a. Minutes from 2022 Annual meeting were approved.

4. Introductions

- Board members introduced themselves.

5. Board reports

a. 2022 Financials were reviewed by Michael Klein. Favorable variances to budget were discussed as being due to savings from snow removal. These savings are being applied to offset unfavorable variances from 2021.

b. Anthony Arleth reviewed 2022 HOA accomplishments and 2023 plans. Document attached.

c. Michael Klein reviewed current financials for 2022 and projects for the year.

6. Elections.

Michael Klein reviewed new state rules regarding electronic elections as well as the process for establishing a quorum when a candidate is running unopposed. Anthony Arleth was elected to the board for a second term. Board assignments remain the same with Anthony Arleth being the President, John Wolff being the Treasurer, and Scott Neilson being the Secretary.

7. Open Discussion

In the open discussion session several question were asked.

a. The question was raised about the prioritization of roofing replacements for this year. The board answered that the priorities were established with the assistance of the roofing company who conducted and examination of all the roofs in Lantern Hill and identified those in most need (currently experiencing varying degrees of failure) to be done first and then staging the rest over the coming 3 years based on the condition of the roofs. These priorities are being followed for the long term plan to replace all roofs, but are being continuously revisited based on new information about failing roofs and moving those roofs up in the prioritization.

- b. There were several questions raised about the fence along the berm as well as potential plantings in the basin. The board replied that the fence project along the Edison berm has been approved and will be completed in the coming months, and that the grass replacement aspect will be revisited as the results of the berm improvement as evaluated.
- c. Questions were raised about paving. The board explained the distinction between the Borough roads and the Lantern Hill HOA roads...that being that the borough has responsibility for Woodbridge Drive, Lantern Lane, the center lane of Edison, and Chandler. The HOA has responsibility for all the rest. The board continued with an explanation of the discussions that have taken place thus far with the borough supervisors and the emphasis that is being placed on this as a priority. However, no decision has yet been reached or communicated by the borough.
- d. Concerns were raised about the trash service. Michael Klein discussed the terms of our current contract with EnviroGreen, which is scheduled to continue for 2 more years, and the fact that pricing with other service providers has increased sharply and that switching would hurt us financially. He also discussed that discussions with EnviroGreen were having good results and that our best approach at this time is to continue having those discussions as necessary to achieve and maintain an acceptable level of service.

Meeting adjourned at 7:05 pm.