

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
10 May 2023

MEETING LOCATION: Doylestown Borough Hall

1. Call to Order: **6:00 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 March meeting had been approved and distributed prior to the meeting.

4. Landscape and Architecture report.

- No new outstanding requests to discuss.

5. Receivables report.

- No receivables issues were raised.

6. Review of financials. Financial results were favorable for the month and remain favorable YTD. Primary savings have been in the line item Snow Removal.

7. Old Business

a. Berm behind Edison. Board approved proposal for fence installation.

b. Rework of Veterans Lane entrance.

ACTION: Michael to follow-up with Verdant to get estimates for the clean-up and improvement of the wall area by the pond and the Veterans Lane entrance.

8. New business

a. Spring inspection report was distributed and discussed. Very few issues. Most action items related to power washing and shutter painting.

ACTION: Michael to contact CertaPro for painting doors and shutters, and EcoClean regarding special pricing for power washing.

9. Homeowner correspondence

a. Request to remove stumps along berm was not approved based on advice from Verdant that the root system of those stumps are important in retaining the soil from eroding along the berm.

b. Children playing ball on the square in front of the gazebo.

ACTION: Michael to send letter if there is damage reported.

Next meeting will be June 19, 2023 at 3PM by Zoom.

Meeting adjourned at 6:30 pm.