



Property Owners Association

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
7 March 2024

MEETING LOCATION: ZOOM

1. Call to Order: **10:03 AM**

2. Establishment of Quorum

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

3. Review/approval of previous meeting minutes

a. Minutes from January meeting had been approved and distributed prior to the meeting.

4. Landscape and Architecture report.

a. 2 Woodbridge. Patio and plant replacement approved.

5. Receivables report.

- Most receivables are in order.

- Court hearing to be on April 3 regarding large outstanding accounts.

6. Review of financials. Expenses are over budget due to snow removal and budget calendarization. Catch up will occur in coming months.

7. Old Business

a. Old action items reviewed and all had been completed.

b. Rental Restrictions Amendment proposal. Proposal was voted down despite the fact that almost everyone agreed that some restriction needs to be in place. There were three common objections to the proposal as written.

a. First, the percentage of allowable rentals was too low at 10%, or 11 units, especially considering that the current number of rentals already exceeds that number. Recommendations were as high as 20%, but no higher.

b. Second, it was felt that a resident should be allowed to rent a room as long as they, the resident, were still living in the home.

c. Finally, it was felt that there should be a mechanism in place to grant exceptions given that any number of circumstances could occur which might require special consideration.

ACTION: Board to review options and prepare revisions to the original proposal and resubmit to residents for a second vote.

c. Roofing. Next stage of replacements and pricing were approved less any repairs to the Gazebo. Metal porch roof for 17W was discussed.

ACTION: Michael to inform Eiseman of the approval to proceed with this year's replacements and obtain a schedule from Eiseman, and to obtain an estimate from Eiseman for that metal roof and discuss with resident.

- d. Sidewalk repairs. Concept is to replace all sidewalks with pavers for consistent appearance. Quote received indicates that this approach is very expensive. Waiting for second quote from Powell. Plan revisions discussed to stage repairs over time as per the roofing project. Recommendation to do the walks along the basin first.
- e. Annual Meeting. Letters have gone out for the meeting...to be held on May 9 at the Doylestown Town Hall. Anyone wishing to run for office needs to submit application by April 4.
- f. Trash issues continue to be a concern.

ACTION: Michael also to issue the usual reminder of trash regulations to all residents.

ACTION: Scott to find old trash process recommendation and distribute to Board.

8. New business

None to report.

9. Homeowner correspondence

- a. Complaint about slow snow removal service this winter. Noted and action has been taken to address problem with Verdant.
- b. Complaint about rental restriction proposal. Included with discussion held earlier in meeting.
- c. Concern about trash can storage alongside garages instead of in garages. To be handled as per action items above.
- d. Requested the association replace the tree that was removed on the berm.

ACTION: Board discussed and will reassess when foliage has returned. Michael will inform resident as such.

Next meeting will be Thursday April 18, 2024 at 10am by Zoom.

Meeting adjourned at 11:49 am.