

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
18 April 2024

MEETING LOCATION: ZOOM

1. Call to Order: **10:00 AM**

2. Establishment of Quorum

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

3. 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.

a. 106 Lantern request to install a car charger has been approved.

Recommendation from committee is that the Board study the issue and develop a position for chargers going forward. In addition, it was felt that the same should be done to establish a position on generators.

ACTION: Michael to send letter advising resident of approval, and instruct the Landscape and Architecture committee to do some research on the subject and make a recommendation to the Board about a policy position for both car chargers and generators.

5. Receivables report.

- Most receivables are in order.

- Judgment was obtained in one case and collections proposal is in process.

6. Review of financials. Expenses are over budget due to snow removal and budget calendarization. Rest of budget is on target and snow removal unfavorable variance is starting to reduce as actuals come into line with calendarization.

7. Old Business

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

a. Rental Restrictions Amendment proposal. The original proposal was voted down as currently written. However, suggestions were made for revisions to the original proposal incorporating comments, concerns and suggestions made by residents.

ACTION: Scott to prepare revisions based on those comments and suggestions and resubmit to the Board for review prior to resubmitting to residents for a second vote.

b. Roofing.

ACTION: Michael to distribute schedule of roof replacements for this year.

c. Sidewalk repairs. Quote from Powell is significantly less than other quotes.

ACTION: Michael to confirm with Powell that quote is complete and includes all work requested

- d. Annual Meeting. Letters have gone out for the meeting...to be held on May 9 at the Doylestown Town Hall. Melissa Regan has been noted as a write-in candidate.

ACTION: Michael to send draft agenda to Board for review and approval.

8. New business

- a. Trash issues continue to be a concern.

ACTION: Michael to draft a new trash policy for Board review and discussion.

9. Homeowner correspondence

- a. Spring inspection is scheduled for Wednesday May 1 at 10:00am. All Board members will be present.
- b. Walnut in Woodbridge alley. Quote is \$520 to have it removed but TreeEx suggests waiting until it has foliated to see if trimming will be a better option.

Next meeting will be Thursday May 9, 2024 at 6 pm at the Borough Hall.

Meeting adjourned at 10:55 am.