

LANTERN HILL ANNUAL MEETING MINUTES  
9 May 2024

MEETING LOCATION: Doylestown Borough Hall

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

2. Establishment of Quorum

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

3. Call to order and Establishment of Quorum for purposes of electing new Officers.

**4. Introductions**

- Board members introduced themselves.

**5. Board reports**

a. Minutes from 2023 Annual Meeting were approved.

b. 2023 Year End Financials were reviewed by Michael Klein. Favorable variances to budget were discussed as being due to savings from snow removal.

c. 2024 unfavorable variance YTD is attributable to heavy expenses for snow removal in the first quarter. Calendarization of snow removal budget will catch up with actual expenses as year progresses.

d. Anthony Arleth reviewed 2023 HOA accomplishments, 2024 plans, and outer year items under consideration. Document attached.

**6. Elections.**

a. Candidates were introduced and floor was open for nomination of additional candidates. No were nominated.

b. There was a call for ballots and remaining ballots were collected.

c. Michael Klein were tabulated the results and announced that Scott Neilson was re-elected and that write-in CANDIDATE Melissa Regan was elected as a new Board member.

d. Both Melissa Regan and Scott Neilson made short acceptance speeches.

**7. Open Discussion**

a. Open discussion session focused primarily on issues concerning visibility of unsightly trash bins at neighboring Wesley Elder Care facility.

**ACTION: Michael Klein to discuss issue with Borough to determine if there is any requirement for that facility to create a "buffer" around the trash bins.**

- b. One other concern was raised about some apparent sinkage in the sidewalk in front of 63 Woodbridge. Discussion followed about grading and drainage in that area, and the issue that will have to be addressed given that any repairs made to correct the situation will involve Borough property.

**Meeting adjourned at 7:15 pm.**