

LANTERN HILL ANNUAL MEETING
14 May 2025

MEETING LOCATION: Doylestown Boro Hall

1. Call to Order: 5:50 PM

2. Board Attendees: Anthony Arleth (President); Scott Neilson (Secretary); Michael Klein Continental Property Management (CPM). Absent: Melissa Regan (Treasurer).

Vote results for open Board position. Establishment of Quorum. No quorum was necessary since Anthony Arleth was running unopposed. Anthony Arleth was reelected. Current Board members and titles will remain as they have been for the last year...Anthony Arleth, President; Melissa Regan, Treasurer; Scott Neilson, Secretary.

3. Review/approval of previous meeting minutes

- a. Minutes from 2024 Annual Meeting were made available to attendees. Minutes were approved.

4. Financial report. Michael Klein reviewed year end 2024 results which showed an \$18k favorable variance to budget due primarily to savings in landscaping as a result of planting cancellations because of drought conditions in the spring and summer of 2024. These savings have been rolled into the reserves. Reserves were reviewed.

5. Presidents Report (Attached)

- a. The status of the roofing project was discussed. The last group of homes will be completed in June and the money in the reserves is adequate to cover the remaining costs.
- b. The Boundary encroachment behind 26 Woodbridge was discussed and attendees were made aware of the status and actions being taken.
- c. The proposal for plantings along the basin was presented. There was some discussion to highlight the complexities of that issue such as Wetland Restrictions, Boro Right of Way, and limited space with which to work. The plantings have been planned for the fall given concerns about drought conditions occurring again this year.
- d. The long term issues of alley paving and sidewalk repair were discussed as being components of a long-term capital plan which the Board will be preparing in the coming months.

6. Homeowner Questions

- a. The bushes around the gazebo have grown back to the height prior to the trimming last year. The comment was made that the plan to gradually reduce the height of those bushes will not be adequate to achieve the goal of reaching about 3 – 4 feet.

ACTION: Michael to discuss with Verdant and seek a proposal.

b. Bridge Damage. Cyclists have been making skid marks on the bridge and have actually damaged some of the boards.

ACTION: Board will consider options to stop the vandalism.

c. Gutters falling off houses. Residents indicated that there seems to be a chronic problem in the neighborhood of gutters falling off the houses.

ACTION: Michael will make note of this in his spring inspection and Board will discuss options for remediation.

Meeting adjourned at 6:55 PM.