

LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES
14 May 2025

MEETING LOCATION: Doylestown Boro Hall

1. Call to Order: **5:50 PM**

2. Establishment of Quorum

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

3. Review/approval of previous meeting minutes

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

4. Receivables report.

Status reviewed. No further actions at this time.

5. Review of financials. No significant variances to budget in April. Snow removal has been the largest OOP expenditure YTD as expected in the winter months, though the budget has not been exceeded. All other line items are in line with budget.

6. Old Business

- a. Boundary encroachment. Proposal from Heckler was reviewed and rejected.

ACTION: Michael to advise Stephan to inform them that their proposal has been rejected. If the proposal presented by Lantern Hill is not accepted Lantern Hill will proceed immediately in repossessing the area under discussion.

- b. Discussion of new members on the Architecture and Landscape committee.

ACTION: Michael to draft letters to applicants advising of the committees selections.

7. New business

- a. No new business discussed.

8. Architecture and Landscape report.

- No requests to review.

9. Homeowner Correspondence

- a. None discussed.

Next meeting will be the annual meeting May 14, 2025 at 5:45 PM prior to the annual meeting at the Boro Hall on Doyle Street.

Meeting adjourned at 6:15 PM.