

THE LAMBETH RIDING HOME OWNERS ASSOCIATION

www.LambethRiding.org

President: Robert J. Keighley
Vice President: Ron Brooks
Treasurer: Timothy Reilly
Secretary: Penny Beatty

Directors:
Kathleen Protano
John Davis
Linda Welsh

Board Meeting Draft Minutes

May 11, 2021,

Done By Linda Welsh for Secretary Penny Beatty, who was absent.

Attendance Present: Bob Keighley, Ron Brooks, Timothy Reilly, John Davis, Linda Welsh and Kathleen Protano

Introduction

Bob Keighley President opened with General discussion and welcome.

Approval of Minutes

Minutes of the Board Meeting of February 9, 2021 were approved as written

Treasurer's Report

Timothy Reilly, Treasurer gave a verbal report referring to the Q2 2021 written Treasurer's Report attached to these Minutes. Sixty out of 62 homes have paid their annual dues. Snow removal costs this year were over budget. The Checking Account balance is \$3,420.93, and Savings Account is \$3,455.58. See the actual accounts, including Budget vs Actual, in the written Report. The last page is projections for the rest of the year.

Directory

Linda Welsh reported that three new neighbors have moved in since the last Community Directory was sent out in December 2019, and another house has changed hands. In February the board decided to postpone sending out the directory until August. However that decision was changed to getting an updated directory emailed out within the next few weeks.

Snow Removal

Ron Brooks and Tim Reilly reported that all bills have been paid. After the state reimbursement, the cost should be around \$3000.

Natural Gas

The board wishes to thank board member John Davis for all his work bringing the natural gas pipeline into our neighborhood, and working to make this complicated process as seamless as possible.

Front Entrance Improvement

Kathleen Protano, committee chair, reported that the major renovation is finished. The last stage was removal of the old Japanese cherry trees on the two front triangles. The committee then replanted the area with Liriope, Daylilies, and Aronia (chokeberry). This is graceful and provides much better traffic visibility entering and leaving our community. Many thanks to committee members Lorretta Reed, Nancy Stearns, Susan Anthony, Linda Welsh and Kemp Vye. Honorable mention goes to Rick Anthony, and Joe Protano, who also helped a lot, and to the Welshes and Anthonys, who live on either side, for ongoing provision of water and use of hoses.

Two years of work, including community help with the tear out of the old bushes, were needed to produce this excellent result. Special Kudos go to committee chair Kathleen Protano for her guidance and strong leadership in finding the right design and plantings, negotiating with contractors and keeping the project moving forward. Now the committee will focus on maintenance of the installation, but much this actual work has been contracted.

Library Box

Have you noticed the Little Free Library at 302 Cox Rd.? It's almost at the wooded passageway into North Star. It's meant to be self-sustaining, you can take a book and keep it- or return it. However, **Donated books should be left on the Front Porch at 302 Cox Rd where Lois and Ron Brooks live.** Lois and Ron are stewarding this decorative small library, after Lois applied to New Castle County for a community grant for Lambeth Riding.

Thank you Lois and Ron, for an excellent idea to promote community fellowship, walking, good reading, and childhood literacy

LRHOA 2021 – 2022 Officers are needed.

A Nominating Committee for the Lambeth Riding Board is being formed. There are seven officers on the board, which meets in October, February, May and August. An Annual Meeting is held in the early fall to elect the Board, and approve plans for the year.

Annual Meeting, Early Fall. Date, Time, and Location to be announced after the August Board meeting.

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Q2 2021 TREASURER'S REPORT & ANALYSIS

May 11, 2021

TREASURY ACTIVITY:

The current Checking Account Balance is \$3,420.93. The bank account has been reconciled monthly; no errors have occurred.

The current Savings Account Balance is \$3,455.58. Statements for this account are received monthly/quarterly and are forwarded to all Board members.

The year-to-date Treasurer's BVA Report and Checking Account Activity Report are attached. Specific items are discussed in later sections of this report.

2021 COLLECTION OF DUES:

Currently 60 of 62 homes have paid their dues.

MAJOR MAINTENANCE & REPAIRS

A \$500 deposit should be made after the end of the 2021 snow season, assuming we have adequate cash on hand. One transaction per year is required for the account fee to be waived.

SNOW REMOVAL:

Total snow removal cost for 2020-2021 Season was \$4,075.00. This was \$1,075 over budget. Two of the storms qualified for reimbursement through DELDOT. We received \$300 from one and the other is still pending approval.

2021 LRHOA CHECKING ACCOUNT ACTIVITY REPORT

PERIOD: 1/1/2021 to 5/11/2021

[illegible]

2021 LRHOA SAVINGS ACCOUNT ACTIVITY REPORT

YEAR TO DATE - 1/1/2021 to 5/11/2021

[illegible]

LRHOA 2021 TREASURER'S BVA REPORT

BUDGET vs ACTUAL
YTD AS OF: May 11, 2021

CASH IN BANK, JAN. 1, 2021	\$ 3,926.93
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RECEIPTS:	ACTUAL	BUDGET	DIFFERENCE	NOTES
Dues Received	\$ 5,900.00	\$ 6,200.00	\$ (300.00)	59 of 62 Homes Paid 1 collected in 2020
DeIDot Reimbursement	\$ 300.00	\$ -	\$ 300.00	1 Reimbursement, 1 Pending
TOTAL RECEIPTS	\$ 6,200.00	\$ 6,200.00	\$ -	
EXPENDITURES:				
Snow Removal	\$ 4,075.00	\$ 3,000.00	\$ (1,075.00)	(5) Storms
Front Entrance Maintenance	\$ 1,100.00 \$ 1,430.87	\$ 2,300.00	\$ 1,200.00	Contract Front Entrance Work
Picnic	\$ -	\$ 300.00	\$ 300.00	
Holiday & Misc.	\$ -	\$ 175.00	\$ 175.00	
Website Charges	\$ 71.88	\$ 240.00	\$ 168.12	Website/Hosting - exp 2022 O365 Email - exp 2022
DE Franchise Tax	\$ 28.25	\$ 25.00	\$ (3.25)	
Security Camera System	\$ -	\$ 160.00	\$ 160.00	
TOTAL EXPENDITURES	\$ 6,706.00	\$ 6,200.00	\$ 924.87	Net Difference vs Budget
NET LOSS/PROFIT	(\$506.00)			

TOTAL CASH as of May 11, 2021	\$ 3,420.93
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Major Maintenance & Repairs Fund	\$ 3,455.58
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Lambeth Riding Home Owners Assoc.

CASH/SPENDING PROJECTION THRU 5/11/2021

CASH IN BANK as of 5/11/2021	\$	3,421
TOTAL CASH		\$ 3,421
DEDUCT:		
REMAINING FRONT ENTRANCE MAINT.	\$	1,200
MAJOR MAINTENANCE & REPAIRS FUND	\$	500
ALL OTHER BUDGETED ITEMS	\$	635
TOTAL SPENDING THRU Y/E		\$ 2,335
CASH REMAINING AT Y/E		\$ 1,086

(ABOVE ASSUMES NO SNOW COSTS THRU 12/31/2021)

AVERAGE JAN. 1 CASH BALANCE (10 year avg)	\$ 3,996
PROJECTED DIFFERENCE	\$ (2,910)