

THE LAMBETH RIDING HOME OWNERS ASSOCIATION

www.LambethRiding.org

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

Directors:
Kathleen Protano
John Davis
Linda Welsh

Board Meeting Minutes- June 2nd, 2020, by Zoom

Attendance

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

Introduction

Bob Keighley President, opened with a general discussion and welcome to our first Zoom meeting.

Approval of Minutes

Minutes of the Board Meeting of February 18th, 2020 were approved unanimously.

Treasurer's Report Tim Reilly, Treasurer gave a verbal report and referred to the written one sent by email to the board and it was approved unanimously by the board.

- All 62 homes paid the 2020 homeowners dues as well as the 2020 special assessment.
- Total snow removal costs for 2019-2020 were \$550. Due to low snow activity this winter, we were under budget by \$2450.

Crime Watch Network The board had a discussion of whether it makes sense for us to monitor crime reports and update the community about significant occurrences. There are several good Apps for this now that most folks already use. These include Nextdoor, and Ring. The board agreed and decided to only send out a message to the community if something happened in Lambeth Riding itself.

Directory Linda Welsh reported that new neighbors from last fall were added to the directory and it was sent out last in November 2019.

The next community directory update will be sent after the August 2020 meeting when the new neighbors on Fraser Place and Cain Rue, and potentially Libby's Circle, have moved in.

Snow Removal

Vice President Ron Brooks reported he has contacted our current contractor, R. Keating and Sons for his term for the coming year.

Natural Gas

John Davis updated the board and shared a presentation from Delmarva. This is on the website on the News and Events page. John reported that the work has started. Delmarva has reported there are 31 paid deposits, and another 30+ agreements submitted but not paid. Delmarva will be sending out a letter to all about connecting to their houses. There is still time to apply for service. More information is available at myswitchtogas@delmarva.com and also by phone at 302-429 3117. Our representative is Adam. The needed information and forms are on the Lambeth website, on the news and events page

Front Entrance Improvement

Kathleen Protano, Committee chair, reported on the progress so far. All of the new planting on the middle bed and both side beds, is finished. Only the new Holly Tree was planted professionally. The committee is doing the watering and weeding for this year. Maintenance going forward after this year may be contracted out, as has been done in the past. The committee is starting to plan for the needed work on the front triangles, which includes removing the two small old ornamental cherry trees which are in bad condition and adding new plants.

Kathleen will get pricing and plans for adding lighting. The Lambeth Riding sign painting was re-done by Kathleen Protano and Nancy Stearns. The old plant removal and new planting was done by committee members and community volunteers. **Many thanks to all volunteers.** Plans a going forward will be presented at the Annual meeting.

Nancy Bell, a Gateway Nursery Garden coach, had volunteered much help with the planning of the front entrance and that the committee wanted to thank her with an honorarium. After brief discussion, a Visa gift card for \$200 was chosen.

Request to Board for Deed Restriction Variance

Bob Keighley reported that one neighbor has requested permission to build a separate two car garage in addition to the current two car garage on his property. Bob consulted with Paul Welsh, former board president and retired attorney. Our deed restrictions do not allow this, and the board does not have

power to grant variances from these restrictions. The proponent was advised he could seek a deed restriction change per the procedure listed in the deed restrictions. Basically, one must have a two-thirds majority notarized sign off by the Lambeth Riding Homeowners.

Holiday Events

Because of the Coronavirus there are currently no LRHOA sponsored events for 2020.

Community News

- Safety concerns: There are more children riding bikes and scooters, walking, and playing in our neighborhood.
 - *Please keep watch for them & drive slowly.*
- Noise Concerns; Please do not use loud outdoor equipment before 8 am
 - Please ask your contractors, we would appreciate not to start loud outside work to begin before 8 am.
- If you have contractors working on your home, ask them to be cautious about driving and children in the neighborhood.

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Q2 2020 TREASURER'S REPORT & ANALYSIS

June 2, 2020

TREASURY ACTIVITY:

The current Checking Account Balance is \$3,338.52. The bank account has been reconciled monthly; no errors have occurred.

The current Savings Account Balance is \$6,301.45. 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.

2020 COLLECTION OF DUES:

All 62 homes have paid their dues.

2019 SPECIAL ASSESSMENT – FRONT ENTRANCE:

All 62 homes have paid their assessment. One home overpaid \$100 but said to keep for future expenses.

MAJOR MAINTENANCE & REPAIRS

A \$500 deposit should be made after the end of the 2020 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 2019-2020 Season was \$550.00. This was \$2,450 under budget. None of the storms qualified for reimbursement through DELDOT.

PERIOD: 1/1/2020 to 6/2/2020

\$ 8,600.17	\$ 7,400.00
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2020 LRHOA SAVINGS ACCOUNT ACTIVITY REPORT

YEAR TO DATE - 1/1/2020 to 6/2/20

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LRHOA 2020 TREASURER'S BVA REPORT

BUDGET vs ACTUAL
YTD AS OF: June 2, 2020

CASH IN BANK, JAN. 1, 2020	\$ 4,238.40
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RECEIPTS:	ACTUAL	BUDGET	DIFFERENCE	NOTES
Dues Received	\$ 6,200.00	\$ 6,200.00	\$ -	62 of 62 Homes Paid
DelDot Reimbursement	\$ -	\$ -	\$ -	
2019 Special Assessment - Front Entrance	\$ 1,200.00	\$ 1,100.00	\$ 100.00	63 of 62 Homes Paid (1 double paid)
TOTAL RECEIPTS	\$ 7,400.00	\$ 7,300.00	\$ 100.00	
EXPENDITURES:				
Snow Removal	\$ 550.00	\$ 3,000.00	\$ 2,450.00	(1) storm
Front Entrance Maintenance	\$ 1,225.49	\$ 2,300.00	\$ 1,074.51	Plantings & Signs
	\$ 5,770.00	\$ 5,770.00	\$ -	Brick Work
Major Maint. & Repairs Fund Surplus from 2019	\$ 612.90	\$ 500.00	\$ 500.00	
		\$ 612.90	\$ -	
Picnic		\$ 300.00	\$ 300.00	
Holiday & Misc.		\$ 200.00	\$ 200.00	
Website Charges	\$ 352.86	\$ 100.00	\$ (252.86)	Website/Hosting - exp 2022 Online Storage - exp 2022
DE Franchise Tax	\$ 25.00	\$ 50.00	\$ 25.00	Paid on 2/4/20
Security Camera System	\$ 63.92	\$ 250.00	\$ 186.08	
TOTAL EXPENDITURES	\$ 8,600.17	\$ 13,082.90	\$ 4,482.73	Net Difference vs Budget
NET LOSS/PROFIT	(\$1,200.17)			

TOTAL CASH as of June 2, 2020	\$ 3,038.23
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Major Maintenance & Repairs Fund	\$ 6,301.45
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Lambeth Riding Home Owners Assoc.

CASH/SPENDING PROJECTION THRU 12/31/20

CASH IN BANK as of 2/18/20	\$ 3,038
TOTAL CASH	\$ 3,038
DEDUCT:	
REMAINING FRONT ENTRANCE MAINT.	\$ 1,075
MAJOR MAINTENANCE & REPAIRS FUND	\$ 500
ALL OTHER BUDGETED ITEMS	\$ 686
TOTAL SPENDING THRU Y/E	\$ 2,261
CASH REMAINING AT Y/E	\$ 778

(ABOVE ASSUMES NO SNOW COSTS THRU 12/31/2020)

AVERAGE JAN. 1 CASH BALANCE (10 year avg)	<u>\$ 3,945</u>
PROJECTED DIFFERENCE	<u>\$ (3,167)</u>

Note: Recommendation to transfer \$3,167 to Checking to make balance sufficient