



THE LAMBETH RIDING HOMEOWNERS ASSOCIATION

President: Ron Brooks
Vice President: John Davis
Treasurer: John Kolodczak
Secretary: Tim Reilly

Directors:
Colleen Sauder
Candice Fanelli
Andrea Larson

BOARD MEETING MINUTES

May 9, 2023

Attendance

Ronald Brooks, John Davis, Tim Reilly, Candice Fanelli, Colleen Sauder, Nancy Sterns

Approval of Minutes

Board approved Minutes from February 15, 2023 board meeting, 5-0 in favor.

Treasurers Report

- Balances as of 5/9/2023 – \$8,733.56 (Checking), \$1,858.28 (Savings)
- Dues – 60 of 62 households paid for 2023. Past due notices were sent out.
- One household is past due from 2022
- Treasurer Report is attached to the minutes

OLD BUSINESS

Repair/Replace Street Signs

All street signs in the neighborhood were replaced by DelDOT.

Road Repairs

Repaving of streets that were not done yet. Our state representative Mike Smith is waiting for his funding to be finalized on 6/30. We should know by late summer where we are on the list.

Upcoming events and Volunteers

- Garage Sale
The event will be on Saturday May 20th. Colleen Sauder will be in charge of putting out signs for the day of the event
- LR Picnic – Tentative Date Saturday September 9th
Nancy Stearns and Ashley DeConde are planning a community event to be held on Wesley Drive. If you are interested in helping out with this event please contact Nancy or Ashley.
- Halloween
We are going to stick with traditional trick-or-treating this year.
- Wine Tasting
Candice Fanelli is looking into potential dates in November to host this event at Deerfield Wines.

Directory Reminder

A copy of the 2023 directory was sent out on 5/2 to the distribution list. Another reminder will go out in a few weeks to get any updates and send out final copy.

NEW BUSINESS

Nominating Committee

Ron Brooks will chair this committee and 2 other board members. The committee will present a full slate of nominations for the August meeting.

By-Laws/Deed Restrictions discussion

Inquiry by a neighbor in regards to pet chickens. According to our Deed Restrictions, Item #5 – No animals except cats or dogs used as domestic pets are allowed. The aggregate number of cats & dogs can not exceed three.

Inquiry by a neighbor in regards to Golf carts. There is nothing in the deed restrictions about having a golf cart. There are many neighbors in the North Star Community that use golf carts to travel around their neighborhood or visit the community pool.

Damaged Front Entrance Camera

In April a car ran over one of the front entrance cameras and it needs to be totally replaced. The cost of a new camera is \$460 and the protective box is \$250. The board approved 5-0 to move forward and purchase a replacement camera for \$710 total.

Front Entrance

Spring clean up was done in April and new mulch applied. Nancy Sterns is going to reach out to our contractor about cleaning up some of the weeds.

Community News

No Updates

2023 Board Meetings

Tuesday August 8, 2023

Annual Meeting- September Date TBD

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Q2 2023 TREASURER'S REPORT & ANALYSIS

May 9, 2023

TREASURY ACTIVITY:

The Checking Account Balance as of 5/8/2023 is \$8,733.56. The bank account has been reconciled and agreed to the "Activity Report."

The current Savings Account Balance is \$1,858.28. Statements for this account are received quarterly and are posted on our OneDrive account.

The year-to-date Treasurer's BVA Report and Account Activity Reports are attached.

2023 COLLECTION OF DUES:

We have 60 of 62 Homes paid in full for 2023.

Two owners remain overdue: Connor (\$125) and Vanderslice (\$225 for 2022 and 2023). Past due notices have been sent repeatedly.

MAJOR MAINTENANCE & REPAIRS

\$2,950 in two checks were written in the quarter, both to Chris and Jonathan's: \$1,400 for remaining 2022 balance and \$1,550 for their 2023 contract. Two checks were written John K covering GoDaddy renewals, totaling \$460.36, paid for via credit card.

SNOW REMOVAL

No activity

2023 LRHOA CHECKING ACCOUNT ACTIVITY REPORT

PERIOD: 1/1/2023 to 5/09/2023

Date	Type	Description	Payment	Clear	Deposit	Balance
1/1/2023		Opening Balance				\$ 3,557.48
		Payment 1 of 2 Front Entrance				
3/1/2023	EFT	New checks	\$ 39.39			\$ 8,126.92
3/6/2023	DEP	Dues 2023 Venmo	\$ -		\$ 125.00	\$ 8,251.92
3/6/2023	DEP	Dues 2023 #6			\$ 500.00	\$ 8,751.92
3/7/2023	#101	correcting 2/21 Venmo overcharge; check to JPK	\$ 83.00			\$ 8,668.92
					CB \$208 under; not adj'd	
3/23/2023	DEP	Dues 2023 #7			\$ 275.00	\$ 8,943.92
4/10/2023	DEP	Dues 2023 #8			\$ 125.00	\$ 9,068.92
					CB \$208 under; adj'd 5/3	
4/17/2023	DEP	Dues 2023 #9			\$ 125.00	\$ 9,193.92
5/4/2023	102	John Kolodczak	\$ 71.88			\$ 9,122.04
		Go Daddy O365 renewal, 4/30 on JPK cc				
5/8/2023	104	John Kolodczak	\$ 388.48			\$ 8,733.56
		Go Daddy Website Renewal, 4/27 on JPK cc				

2023 LRHOA SAVINGS ACCOUNT ACTIVITY REPORT

PERIOD: 1/1/2023 to 4/30/2023

[illegible]

LRHOA 2023 TREASURER'S BVA REPORT

BUDGET vs ACTUAL
YTD AS OF: May 7, 2023, 2023

CASH IN BANK, JAN. 1, 2023 \$ 3,557.48

RECEIPTS:	ACTUAL	BUDGET	DIFFERENCE	NOTES
Dues Received	\$ 7,400.00	\$ 7,750.00	\$ (350.00)	60 of 62 Homes Paid Unpaid: Connor, \$125; vanderslice, \$225
DeIDot Reimbursement	\$ -	\$ -	\$ -	
TOTAL RECEIPTS	\$ 7,400.00	\$ 7,750.00	\$ (350.00)	
EXPENDITURES:				
Snow Removal		\$ 3,675.00	\$ 3,675.00	
Front Entrance Maintenance	\$ 1,550.00 \$ -	\$ 2,800.00	\$ 1,250.00	Includes \$1,400 for 2022
Security Camera System	\$ 128.00	\$ 135.00	\$ 7.00	Batteries
Picnic/Community Outing		\$ 200.00	\$ 200.00	
Holiday & Misc.	\$ 39.39	\$ 175.00	\$ 135.61	New bank checks
Website Charges (email & hosting)	\$ 481.53	\$ 240.00	\$ (241.53)	
HOA Insurance		\$ 500.00	\$ 500.00	
DE Franchise Tax	\$ 25.00	\$ 25.00	\$ -	
TOTAL EXPENDITURES	\$ 2,223.92	\$ 7,750.00	\$ 5,526.08	Net Difference vs Budget
NET LOSS/PROFIT	\$5,176.08			

TOTAL CASH as of May 7, 2023 \$ 8,733.56

Major Maintenance & Repairs Fund \$ 1,857.81

Lambeth Riding Home Owners Assoc.

CASH/SPENDING PROJECTION THRU 12/31/2023

CASH IN BANK as of 5/3/2023

\$ 8,734

TOTAL CASH

\$ 8,734

DEDUCT:

REMAINING FRONT ENTRANCE MAINT. \$ 1,250

MAJOR MAINTENANCE & REPAIRS FUND \$ 500

ALL OTHER BUDGETED ITEMS \$ 601

TOTAL SPENDING THRU Y/E

\$ 2,351

CASH REMAINING AT Y/E

\$ 6,382

(ABOVE ASSUMES NO SNOW COSTS THRU 12/31/2023)

AVERAGE JAN. 1 CASH BALANCE (10 year avg)

\$ 4,142

PROJECTED DIFFERENCE

\$ 2,240