

THE LAMBETH RIDING HOME OWNERS ASSOCIATION

www.LambethRiding.org

President: Robert J. Keighley
Vice President: John Kolodczak
Treasurer: Lorraine C. Zwycewicz
Secretary: Nancy L. Stearns

Directors:
Ronald W. Brooks
Shannon Peterson
Timothy Reilly

BOARD MEETING MINUTES

February 9, 2016

In attendance

Officers and directors: Bob Keighley, Nancy Stearns, Ron Brooks, Shannon Peterson, Timothy Reilly and Lorraine Zwycewicz

Absent: John Kolodczak

Approval of Minutes

Minutes of the Annual Board Meeting Minutes of October 13, 2015 were approved as written.

Treasurer's Report

The current balance in the account as of February 9, 2016 was \$8076.79

Delaware Franchise Tax Return was filed and paid. Federal 1120-H tax return was also filed; no tax due.

A Treasurer's report detailing receipts and expenditures is attached for reference.

For details regarding 2015 Budget vs Actual spending, please see page 2 of the LRHOA Treasurer's report.

The bank account is reconciled monthly and no errors have occurred. All board members have been provided copies monthly of the bank reconciliation, bank statement and checkbook ledger since April 2011.

Snow Removal 2016

For the first large storm of 2016, Keating plowed 4 times. We received a \$1,400 bill for plowing. Due to the amount of snow fall we are anticipating the highest percent of reimbursement from the state.

Keating is forwarding the insurance certificate for the board's records.

Budget and Dues for 2015

HOA Dues – 44 households have paid their dues as of February 9, 2016. An email reminder will be sent to the remaining 18 households.

Security Camera Assessments fee – 54 households have paid their assessment fee as of February 9, 2016. An email reminder will be sent to the remaining 8 households.

Website Hosting Fee

The fee was paid through 2016. In 2017, the fee for Go Daddy will need to be paid to continue the hosting of LRHOA's site. It is recommended that we take advantage of the best offer at that time.

Old Business

2015 Holiday Activities Updates –

Halloween – Seems we had the usual number of children come through the neighborhood. This year we had a first ever "trick or treaters", two who arrived on horseback.

Front entrance decorating – On November 27th, several homeowners and friends helped decorate the front entrance. Thank you! All that help allows us to get the job done quickly. And thanks too, to Lorraine for inviting us to warm up at your house, and share some goodies and friendship.

Holiday-get-together – This event took place at Lorraine Zwycewicz's home on Sunday, December 6. The weather was great and there was a nice turnout. Many made swags and outdoor decorations for the holiday season, some just came to join in the holiday festivities. A nice time was had by all.

Santa visit – This year there were no requests for a visit from Santa. Hopefully next year Santa will be back.

Caroling - For the second year, a group of carolers came through the neighborhood with joyful song for the holiday season, thank you Colleen Sauder for organizing the event. There was a nice turnout and many children and their parents visited those who had their porch lights on.

North West Delaware Crime Watch Network –Lorraine continues to send out timely updates to the Lambeth Riding community as reports come in regarding the crime activity in our surrounding area

GWCACL – There has been no activity or meeting from this committee.

Waste Removal and Fuel Updates – These updates come from Ron Brooks and are sent to homeowners who have expressed an interest in these programs. Ron has been doing a terrific job of keeping everyone informed. If you would like to be added to the communications list please contact Ron at: 235-2933 or Ronald.W.Brooks@dupont.com.

Front entrance

Tree Maintenance – The trees at the front entrance were trimmed and dead branches were removed this past fall. One of the trees on the Welsh's side of the entrance is diseased and may die in the near future. The board is considering planting replacement trees this fall in anticipation of the loss of this tree. This will be discussed at the next meeting.

Annual Front Entrance Maintenance – CJB will continue to be our service provider for 2016 at the same price as 2015.

New Business

Garage Sale – SAVE THE DATE - The next garage sale will be held on Saturday May 14th. Details to follow closer to the date.

Community News

It is with great sadness that we report the passing of Bill Kopish of 312 Cox Road on February 3rd. Bill was one of the original Lambeth Riding homeowners and an active participant in the Home Owners Association since its formation, giving generously of his time and effort for the benefit of our community. We extend our deepest sympathy to Ann and the entire Kopish family.

Next Board meeting:

The next meeting will be held on Tuesday, May 10, 2015. 7:00 PM at the home of Bob and Diane Keighley, 626 Norman's lane.

**TRAFFIC REMINDER
STOP - YIELD - OBEY SPEED LIMITS**

BE ALERT FOR UNUSUAL ACTIVITY IN OUR COMMUNITY

REMINDERS:

Directory Reminder – Please be sure that we have your correct email address and phone numbers for the directory. To update your information send an email to board@lambethriding.org. Remember all future communications will be done via email. If you choose not to have your email published in the community directory, please let us know. However, emails are needed to inform you of important activities that are going on in and around the community.

Community Outreach – Looking for some suggestions for some community activities that you may think your neighbors might enjoy. Please send your suggestions to board@lambethriding.org

Traffic – It has been brought to our attention that some people are driving too fast and not obeying the stop and yield signs in the neighborhood. Please obey the traffic signs and speed limit, it is for all of our safety. Please remind your guests and contractors of the traffic rules.

LRHOA TREASURER'S REPORT AND ANALYSIS
As of February 9, 2016

Treasury Activity:

The current Bank Balance is: \$8,076.79. I also have 9 undeposited dues checks totaling \$900. The total Cash Balance is therefore \$8,976.76. The bank account has been reconciled monthly; no errors have occurred.

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.

Previously emailed to you were:

1. Checking Account Activity Report reflecting activity for the full year 2015.
2. BVA Report for the full year 2015 (discussed below).

Snow Removal:

Keating plowed 4 times during the recent blizzard (1/22-1/24). I will pay the bill and submit a reimbursement request this week. The bill totaled \$1,400; I expect reimbursement will be at the maximum level of 75%, or \$1,050.

Dues Collection:

44 households have paid their dues so far, for a total of \$4,400; 18 households have not yet paid. A formal Second Request will be emailed on Friday, 2/12/16.

Special Assessment Status:

There are still 8 households who have not paid; these 8 also have not paid their dues yet. When the dues Second Request goes out, their reminder will include the additional \$35 they owe.

Tax Returns:

The Delaware Franchise Tax Return was filed online on 1/23/16. The Franchise Fee of \$25.00 was paid via credit card.

The Federal 1120-H was filed on 1/23/16. No tax was due. This form was mailed as it cannot be filed electronically.

Budget vs Actual Spending in 2015

For the full year 2015, we were a net of \$1,535 over budget.

Receipts: We collected dues from all households and earned \$81 from the wine tasting, garage sale and sale of Xmas bows. We received \$788 in snow reimbursements from DelDOT. Total receipts compared to budget were \$5,519, or \$869 higher than budgeted.

Expenditures: Total spending came in at \$8,879, which was \$2,404 over budget. The biggest departure from budget was high spending on snow removal (\$1,925 over budget, excluding reimbursements). This was due to many small storms which did not qualify for reimbursement. Front entrance maintenance was over budget by \$785, due to an unbudgeted expenditure of \$900 for tree pruning. The remaining categories came in at a net of \$306 under budget.

Note: We also collected \$1,365 of the \$35 Special Assessment, which was not included in the budget and is not reflected in the preceding analysis.

lcz, 2/9/16

LRHOA TREASURER'S REPORT

BUDGET vs ACTUAL

YTD AS OF: FEBRUARY 9, 2016

	<u>ACTUAL</u>	<u>BUDGET</u>	<u>DIFFERENCE</u>	<u>NOTES</u>
CASH IN BANK, JAN. 1, 2016	\$ 4,009.79			
<u>RECEIPTS:</u>				
Dues Received	\$ 3,500.00	\$ 6,200.00	\$ (2,700.00)	
Special Assessment	\$ 525.00	\$ -	\$ (525.00)	
DelDot Reimbursement	\$ -	\$ -	\$ -	
TOTAL RECEIPTS	\$ 4,025.00	\$ 6,200.00	\$ (3,225.00)	
<u>EXPENDITURES:</u>				
Snow Removal	\$ -	\$ 3,000.00	\$ 3,000.00	
Front Entrance Maintenance	\$ -	\$ 2,300.00	\$ 2,300.00	
Major Maint. & Repairs Fund	\$ -	\$ 500.00	\$ 500.00	
Picnic	\$ -	\$ 300.00	\$ 300.00	
Holiday & Misc.	\$ (42.00)	\$ 200.00	\$ 242.00	Note 1
Website Charges	\$ -	\$ 100.00	\$ 100.00	
DE Franchise Tax	\$ -	\$ 50.00	\$ 50.00	
GWCACL Fee	\$ -	\$ 25.00	\$ -	
TOTAL EXPENDITURES	\$ (42.00)	\$ 6,475.00	\$ 6,492.00	
CASH IN BANK, FEB. 9, 2016	\$ 8,076.79			
Cash on Hand (undeposited dues)	\$ 900.00			
TOTAL CASH, FEB. 9, 2016	<u>\$ 8,976.79</u>			

Note 1: Proceeds from contributions for XMAS bows donated by L. Zwycewicz