

THE LAMBETH RIDING HOME OWNERS ASSOCIATION

www.LambethRiding.org

President: Robert J. Keighley
Vice President: Ervin H. (Chip) Mueller
Treasurer: Lorraine C. Zwycewicz
Secretary: Nancy L. Stearns

Directors:
Mona Hamlin
Ronald W. Brooks
Robert Nobles

BOARD MEETING MINUTES

May 19, 2015 (Correction)

In attendance

Officers and directors: Bob Keighley, Chip Mueller, Nancy Stearns, and Lorraine Zwycewicz
Community: Bill Kopish
Absent: Mona Hamlin, Bob Nobles

Approval of Minutes

Minutes of the Annual Board Meeting Minutes of February 10, 2014 were approved as written.

Treasurer's Report

The current balance on the account as of May 19, 2015 was \$5,351.84

The budget for snow removal needs to be increased and will be reflected in 2016 budget due to Keating increase and the trend of snow removal expenses over the past 10 years.

A second bank account designated for Major Maintenance projects has been approved and will be opened. RESOLVED, that a Lambeth Riding Home Owners Association bank savings account be opened at Artisans' Bank, Pike Creek Branch Office, Shoppes of Linden Hill, 551 New Linden Hill Rd., Wilmington, DE 19808. RESOLVED FURTHER, that the signatories on this bank savings account shall be the Association's Treasurer and Secretary.

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.

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

Budget and Dues for 2015

Dues – All dues have been collected but one household. A follow up notice will be sent.

Old Business

North West Delaware Crime Watch Network – All has been quiet from the NWDCWN.

Greater White Clay Area Civic League - There is a nominal fee for participation in this group. The bill came in and was paid.

Waste Removal and Fuel Updates – There is nothing to report yet. Activity on these items take place after the middle of the year. 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.

Garage Sale – The garage sale took place on May 16, 2015. Twelve families participate in the event. We had a lot of traffic and activity.

Security Camera Update – Bill Kopish and Chip Mueller visited the Bella Vista development and talked with members of that community as part of their research for the security camera for Lambeth Riding. A summary of the findings will be presented to our community for the initial voting to determine the desire for the system. Other issues would also need to be addressed, that is, who would manage the system on the monthly basis and the need for a backup team. If

the community decides to move ahead with this project, then a special meeting will be schedule to vote on the assessment. Under our by-laws, a Special Assessment needs to be "approved at a special meeting called for that purpose by a majority vote of a quorum of the members"

Front Entrance Maintenance – CJB will continue to maintain the front entrance at the same cost as last year. Also, we would like to thank the Welsh family for all of their efforts cleaning up and maintaining the section of their property by the front entrance. They are working with landscape professional and botanical extension from Delaware. It is looking quite nice.

New Business

Road Repairs – Bob Keighley has contacted Deldot and continues to follow up on the progress. Letters are/have been sent to those in the community whom will be directly affected by the work that will be done either later this year or next year. Meanwhile, a copy of those letters will be emailed to the entire community.

Nominating Committee – The nominating committee will consist of Bob Keighley, Bill Kopish and Linda Dion. If you are interested in serving on the board, please feel free to contact any of the committee members.

Community Picnic – The community picnic is scheduled for Saturday, September 19; rain date Sunday September 20.

Annual Meeting – Will be scheduled for the week of September 21 at the Hockessin Library.

Community News

Please welcome our new neighbors, Marc and Rachel McDonald and their 4 children. They recently moved into their new home at 208 Cain rue

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 sign and speed limit, it is for all of our safety. Please remind your guest and contractors of the traffic rules.

Next Board meeting:

The next meeting will be held on Tuesday, August 11, 2015. 7:00 PM at the home of Bob and Diane Keighley, 626 Norman's lane. This is an open meeting and the community is welcomed.

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

BE ALERT FOR UNUSUAL ACTIVITY IN OUR COMMUNITY

LRHOA TREASURER'S REPORT AND ANALYSIS

As of May 19, 2015

Treasury Activity:

The current Bank Balance is: \$5,351.84. 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.

Snow Removal:

Total snow-related costs came in at \$4,925, of which \$787.50 was reimbursed by DELDOT. The majority of our cost related to sanding, since we had only 2 snowfalls of over 4". The net snow cost of \$4,138 was \$1,138 over budget.

Since Keating did raise his price for salt this past winter, we might want to increase our Snow Removal budget in the 2016 LRHOA Budget.

Dues Collection:

All but one household has paid their dues. I inadvertently failed to send a hard copy to this family after not receiving their payment; I hope to collect this last payment shortly.

New Bank Account:

As we have discussed, I would like formal Board authorization to open a separate Savings Account at Artisans' Bank to fund our newly-budgeted "Major Maintenance & Repairs Fund". Artisans offers free savings accounts, subject to minor conditions.

I would like to start the account with a deposit of \$500, then add \$1,000 each May until we reach a balance that the Board determines is a sufficient cushion for such expenses.

Garage Sale:

We earned \$7 from the sale of items left over from last summer's white elephant sale.

lcz, 5/19/15

LRHOA TREASURER'S REPORT

BUDGET vs ACTUAL

YTD AS OF: MAY 19, 2015

	<u>ACTUAL</u>	<u>BUDGET</u>	<u>DIFFERENCE</u>	<u>NOTES</u>
CASH IN BANK, JAN. 1, 2015	\$ 6,005.34			
<u>RECEIPTS:</u>				
Dues Received	\$ 4,575.00	\$ 4,650.00	\$ 75.00	
DelDot Reimbursement	\$ 787.50	\$ -	\$ 787.50	
TOTAL RECEIPTS	\$ 5,362.50	\$ 4,650.00	\$ 862.50	
<u>EXPENDITURES:</u>				
Snow Removal	\$ 4,925.00	\$ 3,000.00	\$ (1,925.00)	
Front Entrance Maintenance	\$ 1,100.00	\$ 2,300.00	\$ 1,200.00	
Major Maint. & Repairs Fund		\$ 500.00	\$ 500.00	
Picnic		\$ 300.00	\$ 300.00	
Holiday & Misc.	\$ (34.00)	\$ 200.00	\$ 234.00	Note 1
Website Charges		\$ 100.00	\$ 100.00	
DE Franchise Tax	\$ 25.00	\$ 50.00	\$ 25.00	
GWCAFL Fee		\$ 25.00		
TOTAL EXPENDITURES	\$ 6,016.00	\$ 6,475.00	\$ 434.00	
TOTAL CASH, MAY 19, 2015	<u>\$ 5,351.84</u>			

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