

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

February 10, 2015

In attendance

Officers and directors: Bob Keighley, Chip Mueller, Nancy Stearns, Bob Nobles and Lorraine Zwycewicz
Absent: Mona Hamlin, Ronald Brooks

Approval of Minutes

Minutes of the Annual Board Meeting Minutes of October 14, 2014 were approved as written.

Treasurer's Report

The current balance on the account as of February 10, 2015 was \$7,064.34

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.

A second bank account designated for Major Maintenance projects will be opened and funded later this year.

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.

Budget and Dues for 2015

Dues notices – 50 households have paid their dues as of February 10, 2015. An email reminder will be sent to the remaining 12 households.

Old Business

Fall Wine Tasting event – The wine tasting took place October 24, at Deerfield Wines. It is always a nice event however it was sparsely attended. Therefore there will not be a spring wine tasting event this year. We hope to have the event in the fall. These wine tasting events are totally free. There is no cost to LRHOA, in fact, we realize some income from the event. This fall's event contributed \$40 to the treasury.

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. Bob Keighley attended the last meeting whereby they emphasized on the importance of the reporting ALL incidences to the police. This allows the police to plot trends.

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.

2014 Holiday Activities Updates –

Halloween – Seems we had the usual number of children come through the neighborhood.

Front entrance decorating – On November 29th, 9 homeowners and friends helped decorate the front entrance. Thank you! All that help allows us to get the job done quickly. And thank you, Lorraine for inviting us to warm up at your house, and share some goodies and friendship.

In January, Nancy Stearns and John Kolodczak took the decorations down. Thank you John for the help. It was greatly appreciated.

Holiday-get-together – This event took place at the Stearns' residence on Sunday, December 7. There was a nice turnout. 11 households were represented and 18 people attended. Many made swags and outdoor decorations for the holiday season, some just came to join in the holiday festivities. Extra Bows were made for the indoor and outdoor decorations and donations were accepted for the bows. An additional \$34 was added to the treasury from the donations for the bows. A nice time was had by all.

Santa visit – Santa continues to visit those families with children who want a visit. This year there was one visit with 4 children and one dog. Santa is always happy to see the kiddies. Thank you Santa and his helpful elf.

Security Cameras at the Front Entrance – A proposal for consideration of security cameras was sent for comment from homeowners in November. We need your feedback. We have heard from some homeowners but still need to hear from more homeowners before we move forward on the project. A second email regarding this issue is being sent to the community. Please respond to the email accordingly. If we have the community's support a task force of one board member and two homeowners will report back to the board with their findings and recommendations.

Bob Keighley will call the two homeowners to invite them to participate on the task force once we have enough of the community's feedback and support.

The most Board members are all in support of the program but your comments and opinion are needed. Because of the cost, we want to be sure that the community supports the project.

Snow Removal – We have not had much snow this year but had one plowing and several saltings. There have been some questions and comments regarding snow removal. The board reports all issues and comments to Keating, our snow removal contractor. Someone from the board will tour the neighborhood after the next snow fall to evaluate the workmanship. Please do feel free to contact the board if you have any comments or concerns.

New Business

Caroling – On December 21, a group of carolers came through the neighborhood with joyful song, thanks to Colleen Sauders for organizing the event. There was a nice turnout and many children and their parents visited those who had their porch lights on. A very nice touch for the holiday season. Thank you so much Colleen.

Directory Reminder – Please be sure that we have your correct email address and phone numbers for the directory. Please email your updates 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.

Garage Sale – SAVE THE DATE - The next garage sale will be held on Saturday May 16th. Details to follow closer to the date.

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.

Community News

It is with great sadness that we report the passing of Jim Miller on January 27th, a long-time resident on Norman's Lane. We extend our condolences to Ann Miller and family.

Next Board meeting:

The next meeting will be held on Tuesday, May 12, 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

LRHOA TREASURER'S REPORT AND ANALYSIS
As of February 10, 2015

Treasury Activity:

The current Bank Balance is: \$7,064.34. I also have 4 undeposited dues checks totaling \$300. The total Cash Balance is therefore \$7,364.34. 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.

Also attached are:

1. Checking Account Activity Report reflecting activity since our last meeting on 10/14/14 through 12/31/14.
2. BVA Report for the full year 2014 (discussed below).

Snow Removal:

Keating plowed once, on 1/7/15, and sanded 5 times in January and February (so far). All the bills have been paid, totaling \$2,400. None of these have been reimbursable. We have only \$600 left in our budget for the year. Keating increased the price for sanding by \$50 per event this year (to \$375 each time he sands). Thus, even a fairly small snow/ice storm will put us over budget.

Dues Collection:

50 households have paid their dues so far, for a total of \$3,750; 12 households have not yet paid. An email reminder about dues was sent on 1/29/15. A formal Second Request will be emailed on Monday, 2/16/15.

Tax Returns:

The Delaware Franchise Tax Return was filed online on 1/21/15. The Franchise Fee of \$25.00 was paid via credit card.

The Federal 1120-H was filed on 1/21/15. No tax was due. This form was mailed as it cannot be filed electronically.

Budget vs Actual Spending in 2014

For the full year 2014, we were a net of \$1,362 over budget.

Receipts: We collected dues from all households and earned \$40 from the wine tasting. We also fully collected the Special Assessment, and received \$2,468 in snow reimbursements from DelDOT. Total receipts were \$12,388, or \$2,468 over budget.

Expenditures: Total spending came in at \$9,780 (see Note), which was \$3,830 over budget. Excluding snow costs, all categories were underspent, with the biggest savings being in the Front Entrance line (\$400 under).

The biggest departure from budget was very high spending on snow removal, which has been discussed extensively in prior meetings (\$4,500 over budget).

Website charges appear to be under budget, but in fact \$311 was spent in 2013, covering the cost for 4 years, so on a yearly basis, the category is under budget.

Note: Total spending of \$9,780 includes one snow removal bill paid on 12/26/13, but related to the 2014 winter's total cost.

lcz, 2/10/15

LRHOA TREASURER'S REPORT

BUDGET vs ACTUAL

YTD AS OF: FEBRUARY 10, 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	\$ 3,450.00	\$ 4,650.00	\$ 1,200.00	
DelDot Reimbursement		\$ -	\$ -	
TOTAL RECEIPTS	\$ 3,450.00	\$ 4,650.00	\$ 1,200.00	
<u>EXPENDITURES:</u>				
Snow Removal	\$ 2,400.00	\$ 3,000.00	\$ 600.00	
Front Entrance Maintenance		\$ 2,300.00	\$ 2,300.00	
Major Maint. & Repairs Fund		\$ 500.00	\$ 500.00	
Picnic		\$ 300.00	\$ 300.00	
Holiday & Misc.	\$ (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	\$ 2,391.00	\$ 6,475.00	\$ 4,059.00	
CASH IN BANK, FEB. 10, 2015	\$ 7,064.34			
Cash on Hand (undeposited dues)	\$ 300.00			
TOTAL CASH, FEB. 10, 2015	<u>\$ 7,364.34</u>			

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