

THE LAMBETH RIDING HOME OWNERS ASSOCIATION

www.LambethRiding.org

President: Robert J. Keighley
Vice President: Karl Law
Treasurer: Timothy Reilly
Secretary: Linda Welsh

Directors:
Ronald Brooks
John Davis
Linda Dion

ANNUAL MEETING MINUTES

September 20, 2017

The Annual meeting of the Lambeth riding Homeowners Association was held at the Hockessin library at 6:30 pm and was adjourned by voice vote at 7:20 pm. A quorum of households was present for this meeting. Thank you to the nine members who couldn't attend but sent in proxies. Total households represented was 29.

In attendance

Officers and Directors:

Bob Keighley, Karl Law, Timothy Reilly, Linda Welsh, Ronald Brooks, Linda Dion

Nominee: John Davis

Introduction

Bob Keighley, current President, presided and started the meeting with a general introduction to the purpose of the Association, which is maintenance of the common areas, primarily roads and the front entrance.

Approval of Minutes

Minutes of the Board Meeting of August 8, 2017 were approved as written and posted to LambethRiding.org.

Treasurer's Report and proposed Budget for the 2018 year

Twenty households were present and 9 proxies were received, for a total of 29 households represented to vote for the approval of the Report, 2018 Budget, and recommendation that the homeowner's association dues remain at \$100. All was approved by unanimous voice vote. The written Treasurers Report and 2018 Budget are attached to these minutes.

Old Business

Crime Watch Network Linda Dion and Karl Law receive crime reports from this network, and recommend what to send out to the community. They primarily look for nearby incidents that may affect us.

Cameras

Security cameras were added to our front entrance just over a year ago. Chip Mueller runs this program. The cameras don't prevent incidents, but record all incoming and outgoing traffic. Reporting any problems immediately is important. The recordings, which are time-stamped, are kept for a month. In an incident on the evening of July 4th Fireworks were tossed into a resident's trash container and started a fire. The car owner was identified and was lectured by his parents and by the Fire Marshall

Front Entrance Maintenance

Karl Law is the contract manager. The actual maintenance is contracted out. This year three companies sent bids. MacDonald was chosen for price and responsiveness.

Picnic and Other Events In the questionnaire about what events the community would like to have, only the garage sale and the wine tasting received a majority of positive responses. There was no enthusiasm for an annual picnic, holiday party, or caroling. We are considering a wine tasting event at a local wine store. The last one at Louviers (shopping center?) was enjoyed by many. If you would like to help or run this please let the board know.

Snow Removal

Our snow removal contractor for many years has been Keating. Our Vice president handles this contract and relationship. Keating does a good job of monitoring the snow fall depth and getting in to do our

streets early. We are often plowed before North Star Road. Several residents suggested reminding Keating that sometimes the front entrance area should be replowed. Any occasional damage by Keating should be reported to the board. Keating will reimburse the resident.

Road Repairs

The long process of road repair to Cain Rue, Lambeth Place, and Norman's Lane has finally finished, but other repairs will be needed soon. Residents needing curb repair or replacement must go to DelDot online to make an application. It is important to contact DelDot about the road problems in front of your house. Our state representative, Joe Miro is also helpful here. Attending his breakfast meetings at Dunkin Donuts Polly Drummond Shopping Center can be helpful. DelDot is somewhat responsive to homeowner requests for repairs in front of their homes. Major repairs or repaving is harder as it comes from the representatives roads funds which are very limited. Lambeth Riding was last repaved over 20 years ago.

Nominating Committee – The nominating committee of Bob Keighley and Karl Law presented the following slate:

President – Bob Keighley
Vice President – Karl Law
Treasurer – Tim Reilly
Secretary – Linda Welsh
Directors:
Ronald Brooks
James Davis
Linda Dion

The slate was approved by unanimous voice vote of the twenty households in attendance.

Thank you to the outgoing board member James Sammann.

Open Discussion

There was continuing discussion of the community road work that was done. The contractors did a good job, yet Cox Road is still looking bad in some areas. There was discussion about whether it would be possible to have natural gas lines put into our community. Victor Pugarelli will look into it.

Community News

State Representative meetings

Each month our State Representative has a monthly meeting and he actively invites the community to attend. We encourage you to go to the meetings. The more of us that attend these meetings the more likely we will get the attention we need, such as, road, curb, and storm drain repairs.

Joe Miro meetings are generally held on the first Monday of the month at the Dunkin Donuts on Polly Drummond Road from 7:30 AM to 9:00 AM. You can contact Joe at: Joseph.Miro@state.de.us and ask to be put on his email list.

Welcome to our new neighbors at 214 Cox Road: Matt Beaty and Penny Marroni.

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

BE ALERT FOR UNUSUAL ACTIVITY IN OUR COMMUNITY

ANNUAL MEETING TREASURER'S REPORT & ANALYSIS

As of September 20, 2017

TREASURY ACTIVITY:

The current Checking Account Balance is \$8,209.50. The bank account has been reconciled monthly; no errors have occurred.

The current Major Maintenance Savings Account Balance is \$2,802.86. The bank account has been reconciled monthly; no errors have occurred.

The year-to-date Treasurer's BVA Report (Pages 2-3) and Account Activity Reports (Pages 4-5) are attached. Specific items are discussed in later sections of this report.

2017 COLLECTION OF DUES:

So far 61 of 62 homes have paid their dues. There is still 1 household who has not paid the 2015 \$35 special assessment fee, 2016 dues \$100 and 2017 dues \$100 (Past due \$235).

ANNUAL PICNIC:

Due to lack of interest, the picnic was not held for the 2nd consecutive year. A total of \$300 was budgeted for this event. The extra money will be recommended to be deposited into our Major Maintenance & Repairs Savings Account.

PROPOSED BUDGET FOR 2018

Attached is the Proposed Budget for next year (Page 6). The Board approved lowering the Security Camera budget from \$500 to \$250 due to lower expected costs for maintenance. Everything else remains the same.

I propose that Dues remain \$100 per household.

tsr, 9/20/17

LRHOA 2017 TREASURER'S BVA REPORT

BUDGET vs ACTUAL

YTD AS OF: 9/20/17

CASH IN BANK, JAN. 1, 2017	\$ 4,656.59
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RECEIPTS:	ACTUAL	BUDGET	DIFFERENCE	
Dues Received	\$ 6,100.00	\$ 6,200.00	\$ (100.00)	61 of
DelDot Reimbursement	\$ 581.25	\$ -	\$ 581.25	From
TOTAL RECEIPTS	\$ 6,681.25	\$ 6,200.00	\$ 481.25	
EXPENDITURES:				
Snow Removal	\$ 1,925.00	\$ 3,000.00	\$ 1,075.00	(
Front Entrance Maintenance		\$ 2,300.00	\$ 2,300.00	
Major Maint. & Repairs Fund	\$ 1,000.00	\$ 500.00	\$ (500.00)	Annua Extra \$500
Picnic		\$ 300.00	\$ 300.00	
Holiday & Misc.	\$ 76.50	\$ 200.00	\$ 123.50	\$76.50
Website Charges	\$ 96.84	\$ 100.00	\$ 3.16	Website/ Online S
DE Franchise Tax	\$ 30.00	\$ 50.00	\$ 20.00	Pa
GWCACL Fee		\$ 25.00	\$ 25.00	Last c
Security Camera System		\$ 500.00	\$ 500.00	
TOTAL EXPENDITURES	\$ 3,128.34	\$ 6,975.00	\$ 3,846.66	

TOTAL CASH as of 9/20/17	\$ 8,209.50
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Major Maintenance & Repairs Fund	\$ 2,802.86
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Lambeth Riding Home Owners Assoc

CASH/SPENDING PROJECTION THRU 12/31/17

CASH IN BANK as of 9/20/17	\$	8,210
TOTAL CASH		\$
DEDUCT:		
REMAINING FRONT ENTRANCE MAINT.	\$	2,300
CASH REMAINING RE: CAMERAS	\$	500
ALL OTHER BUDGETED ITEMS	\$	424
TOTAL SPENDING THRU Y/E		\$
CASH REMAINING AT Y/E		\$

(ABOVE ASSUMES NO SNOW COSTS THRU 12/31/2017)

AVERAGE JAN. 1 CASH BALANCE (10 year avg) \$

PROJECTED DIFFERENCE \$

2017 LRHOA CHECKING ACCOUNT ACTIVITY REPO

PERIOD: 1/1/2017 to 9/20/17

Date	Type	Description	Payment	Clear	Dep
1/1/2017		Opening Balance			
1/18/2017	DEP	Deposit #1 LRHOA 2017 Dues - 20 homes		R	\$ 2,000.00
2/1/2017	DEP	Deposit #2 LRHOA 2017 Dues - 15 homes		R	\$ 1,500.00
2/5/2017	100002	R. Keating & Sons Inc Plowing & Salt (1/6, 1/7)	\$ 1,150.00	R	
2/13/2017	DEP	Deposit #3 LRHOA 2017 Dues - 9 homes		R	\$ 900.00
2/13/2017	100003	Tim Reilly Reimbursement for DE Franchise Tax	\$ 25.00	R	
2/25/2017	DEP	Deposit #4 LRHOA 2017 Dues - 5 homes		R	\$ 500.00
3/3/2017	100004	Tim Reilly Reimbursement for Online Storage & Shredding	\$ 96.84	R	
3/13/2017	DEP	Deposit #5 LRHOA 2017 Dues - 5 homes		R	\$ 500.00
3/21/2017	DEP	Deposit #6 LRHOA 2017 Dues - 7 homes		R	\$ 700.00
3/21/2017	100005	R. Keating & Sons Inc Plowing & Salt (3/14)	\$ 775.00	R	
3/24/2017	1256	Delaware Secretary of State Filing for Change of Registered Agent	\$ 5.00	R	
4/3/2017	TXFR	Major Expense Fund Savings Account Scheduled annual transfer	\$ 500.00	R	
4/17/2017	DEP	DELDOT Reimbursement 75% Reimbursement from March Storm		R	\$ 500.00
5/22/2017	100006	Linda Welsh Garage Sale: Reimbursement for Advertising	\$ 63.50	R	
5/22/2017	100007	Nancy Moore Garage Sale: Balloons	\$ 13.00	R	
8/3/2017	TXFR	Major Expense Fund Savings Account Additional funds from 2016-2017 snow budget	\$ 500.00	R	
			\$ 3,128.34		\$ 6,600.00

LRHOA SAVINGS ACCOUNT ACTIVITY REPORT

YEAR TO DATE - 1/1/2017 to 9/20/17

Date	Type	Description	Payment	Clear	Dep
1/1/2017		OPENING BALANCE			
3/31/2017	INT	Interest		R	\$
		Interest from Jan, Feb & Mar			
4/3/2017	TXFR	Annual Deposit		R	\$
		Money from LRHOA Checking			
5/9/2017	INT	Interest		R	\$
		Interest from April			
5/31/2017	INT	Interest		R	\$
		Interest from May			
6/30/2017	INT	Interest		R	\$
		Interest from June			
7/31/2017	INT	Interest		R	\$
		Interest from July			
8/3/2017	TXFR	Additional Funds from Checking		R	\$
		Extra funds from 2016-2017 snow budget			
8/31/2017	INT	Interest		R	\$
		Interest from July			

LRHOA PROPOSED BUDGET - 2018

RECEIPTS:

Dues at @100 per household	\$ 6,200.00
DELDOT Reimbursements	\$ -
TOTAL RECEIPTS	\$ 6,200.00

EXPENDITURES:

Snow Removal	\$ 3,000.00
Front Entrance Maintenance	\$ 2,300.00
Major Maintenance & Repairs Fund	\$ 500.00
Security Camera System Maintenance	\$ 250.00
Picnic	\$ 300.00
Holiday & Misc.	\$ 200.00
Website Charges	\$ 100.00
DE Franchise Tax	\$ 50.00
GWCACL Fee	\$ 25.00
TOTAL EXPENDITURES	\$ 6,725.00

NET INCOME (LOSS)	\$ (525.00)
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LRHOA INCOME & EXPENSE COMPARISON: 2007 - 2011

[illegible]

(A) = 8-year average, paid through 2018

(B) = 1-time fee to update Cert. of Incorporation.

(C) = 2013, 2014 ,2015, 2016: net of wine tasting, holiday bow and garage sale proceeds

LRHOA
PROPOSED BUDGET - 2017

RECEIPTS:

Dues at @100 per household	\$ 6,200.00
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DELDOT Reimbursements	\$	-
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TOTAL RECEIPTS

\$ 6,200.00

EXPENDITURES:

Snow Removal	\$ 3,000.00
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Front Entrance Maintenance	\$ 2,300.00
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Major Maintenance & Repairs Fund	\$	500.00	
Security Camera System Maintenance	\$	500.00	
Picnic	\$	300.00	
Holiday & Misc.	\$	200.00	
Website Charges	\$	100.00	
DE Franchise Tax	\$	50.00	
GWCAFL Fee	\$	25.00	
TOTAL EXPENDITURES			\$ 6,975.00
NET INCOME (LOSS)			\$ (775.00)