

# THE LAMBETH RIDING HOME OWNERS ASSOCIATION

[www.LambethRiding.org](http://www.LambethRiding.org)

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

Directors:  
Ronald Brooks  
John Davis  
Linda Dion

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## BOARD MEETING MINUTES

October 9, 2018

### **Officers and Directors in Attendance:**

Bob Keighley, Timothy Reilly, Linda Welsh, Linda Dion

### **Approval of Minutes**

Minutes of the Annual Membership Meeting of September 17, 2018 were unanimously approved as written and posted to [LambethRiding.org](http://LambethRiding.org).

### **Treasurer's Report and Proposed Budget for the 2018-19 year**

Tim Reilly, Treasurer, handed out the Fourth Quarter written Treasurers Report and Analysis, and the 2018 Proposed Budget for 2019, which was approved at the Annual Meeting. They are attached to these minutes. All homeowners are paid in full for 2018. The annual deposit of \$500 toward major maintenance and repairs was done as of 7-24-18. DELDOT snow removal forms have been submitted, and transfer of excess funds may happen at the end of the year. Snow removal costs were over \$2000 for last winter because of a number of small storms (under 4") which needed to be plowed even though state reimbursement does not cover them.

## OLD BUSINESS

**Crime Watch Network** Linda Dion updated us on a recent car break-in near our community. It will be sent out in a community e-mail update. This incident was particularly serious because the perpetrator used tools to break into a car left outside the garage. It was caught on tape.

### **Front Entrance Maintenance**

Karl Law, who is our contact with MacDonald Landscaping, the maintenance contractor again this year. He is working with them on plans for pressure washing the walls.

### **Snow Removal**

Our snow removal contractor will again be R. Keating & Sons. They have proven to be cost effective, responsive and getting in to do our streets early when compared to other subdivisions.

**Natural Gas Proposal** Our community is on the Delmarva schedule, as "projected but not guaranteed" for installation in 2020. Please send in your acceptance forms if you haven't already. Information and needed forms are on our website. We are not guaranteed acceptance and could be bumped. Our acceptance becomes more certain the more households have joined.

### **Road Repairs: This repeats important information from the Annual Meeting**

The long process of road repairs to Lambeth Riding continues. John Kolodczak, who was unable to attend, is helping with the process along Cox Road. Cox Road is to be paved from the front entrance back to the end. Several sink holes have appeared, and at least one drain is cracked and caved in. It is important for you to contact DelDot about the road problems in front of your house. The system is most

responsive when multiple people call about a problem. Lambeth Riding was last repaved completely over 20 years ago.

## **NEW BUSINESS**

**Front Entrance Updating** Due to many concerns from those who attended the Annual Meeting, and others, the Board is forming a separate committee to make proposals for a phased plan for front entrance updating and renewal. The first steps would include tree evaluation and visibility concerns. The householders immediately next to the entrance will be asked to participate, along with 4 or 5 other community volunteers. A separate e-mail should go out about this.

### **Lack of Volunteers**

Nancy Stearns, Bob Keighley and at least one other person to be announced, will form a committee to recruit community members for Board participation.

**Holiday Decorations** The front entrance Holiday decorations will be done by Nancy Stearns, Bev Hite, and John Kolodczak. [I'm not sure about this and wondering if the group has a leader- I'm game to send out an email asking for more volunteers and announcing a date]

**Santa Claus to Visit Lambeth Riding** This will be offered again. Linda Dion will organize it. The first step is finding a Santa. Nancy Stearns will be the all-important Elf again this year. We are searching for Santa now. If you are interested, please contact Linda Dion. Emails announcing Santa's visit will go out in November. The families need time to plan.

## **COMMUNITY NEWS**

**Congratulations** to Marc and Rachel McDonald who added a third son to their family in July, and to Tim and Nicky Reilly who had a second son in August.

**Welcome to our New Neighbors** at 703 Libby's Circle. Du Zhang and Yuan. They moved in at the end of September. Edward and Mitzi Sakata who lived there have moved to Cokesbury Village. Mitzi sent a message to LRHOA saying. "We loved being part of Lambeth Riding....and are happy in our cottage."

**Condolences:** David Bakerian, who had lived here with his family for many years, passed away on October 5, 2018. We extend deepest sympathy to his wife of seven years, Pamela Bakerian, and to his children Catherine, Nicholas and Alexandria who grew up in our community.

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

**BE ALERT FOR UNUSUAL ACTIVITY IN OUR COMMUNITY**

The Treasurer's Report and Analysis starts on the next page.

# Q4 2018 TREASURER'S REPORT & ANALYSIS

As of October 9, 2018

## **TREASURY ACTIVITY:**

The current Checking Account Balance is \$5,440.12. The bank account has been reconciled monthly; no errors have occurred.

The current Savings Account Balance is \$4,381.97. Statements for this account are received quarterly and are forwarded to all Board members.

The year-to-date Treasurer's BVA Report and Account Activity Reports are attached. Specific items are discussed in later sections of this report.

## **2018 COLLECTION OF DUES:**

All homes are paid in full for 2018.

## **MAJOR MAINTENANCE & REPAIRS**

The annual deposit of \$500 was transferred into the account as of 7/24/18.

## **PROPOSED BUDGET FOR 2019**

Budget was approved in the annual meeting.

## **SNOW REMOVAL**

2018-2019 DELDOT SRRP Program forms were authorized and mailed in prior to 11/1/18 deadline.

*tsr, 10/09/18*

# LRHOA 2018 TREASURER'S BVA REPORT

BUDGET vs ACTUAL  
YTD AS OF: October 9, 2018

<b>CASH IN BANK, JAN. 1, 2018</b>	<b>\$ 5,764.51</b>
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RECEIPTS:	ACTUAL	BUDGET	DIFFERENCE	NOTES
Dues Received	\$ 6,435.00	\$ 6,200.00	\$ 235.00	62 of 62 Homes Paid \$235 in Past Due Balance
DelDot Reimbursement	\$ 600.00	\$ -	\$ 600.00	Reimbursement for (3) Storms
<b>TOTAL RECEIPTS</b>	<b>\$ 7,035.00</b>	<b>\$ 6,200.00</b>	<b>\$ 835.00</b>	
EXPENDITURES:				
Snow Removal	\$ 5,525.00	\$ 3,000.00	\$ (2,525.00)	(10) storms Net Cost = \$4,925
Front Entrance Maintenance	\$ 925.00	\$ 2,300.00	\$ 1,375.00	
Major Maint. & Repairs Fund	\$ 500.00	\$ 500.00	\$ -	
Picnic		\$ 300.00	\$ 300.00	
Holiday & Misc.	\$ 13.75	\$ 200.00	\$ 186.25	\$71.00 from wine tasting
Website Charges	\$ 280.10	\$ 100.00	\$ (180.10)	Website/Hosting - exp 2020 Online Storage - exp 2020
DE Franchise Tax	\$ 25.00	\$ 50.00	\$ 25.00	Paid on 1/4/18
GWCAFL Fee		\$ 25.00	\$ 25.00	Last charged in 2014
Security Camera System	\$ 90.54	\$ 250.00	\$ 159.46	
<b>TOTAL EXPENDITURES</b>	<b>\$ 7,359.39</b>	<b>\$ 6,725.00</b>	<b>\$ (634.39)</b>	

<b>TOTAL CASH as of Septebmer 17, 2018</b>	<b>\$ 5,440.12</b>
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<b>Major Maintenance &amp; Repairs Fund</b>	<b>\$ 4,381.97</b>
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# Lambeth Riding Home Owners Assoc.

## CASH/SPENDING PROJECTION THRU 12/31/18

CASH IN BANK as of 9/17/18	\$	5,440
<b>TOTAL CASH</b>		<b>\$ 5,440</b>
<b>DEDUCT:</b>		
REMAINING FRONT ENTRANCE MAINT.	\$	1,375
CASH REMAINING RE: CAMERAS	\$	159
ALL OTHER BUDGETED ITEMS	\$	486
<b>TOTAL SPENDING THRU Y/E</b>		<b>\$ 2,021</b>
<b>CASH REMAINING AT Y/E</b>		<b>\$ 3,419</b>

(ABOVE ASSUMES NO SNOW COSTS THRU 12/31/2018)

**AVERAGE JAN. 1 CASH BALANCE (10 year avg)** \$ 3,917

**PROJECTED DIFFERENCE** \$ (498)

**PERIOD: 1/1/2018 to 10/09/2018**

\$7,630.39	\$7,306.00
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# LRHOA SAVINGS ACCOUNT ACTIVITY REPORT

YEAR TO DATE - 1/1/2018 to 10/9/18

Date	Type	Description	Payment	Clear	Deposit	Balance
1/1/2018		OPENING BALANCE				\$ 3,878.97
1/31/2018	INT	Interest Deposit		R	\$ 0.33	\$ 3,879.30
		Interest from Jan				
2/28/2018	INT	Interest Deposit		R	\$ 0.30	\$ 3,879.60
		Interest from Feb				
4/1/2018	INT	Interest Deposit		R	\$ 0.34	\$ 3,879.94
		Interest from Mar				
4/30/2018	INT	Interest Deposit		R	\$ 0.31	\$ 3,880.25
		Interest from Apr				
5/31/2018	INT	Interest Deposit		R	\$ 0.33	\$ 3,880.58
		Interest from May				
7/1/2018	INT	Interest Deposit		R	\$ 0.33	\$ 3,880.91
		Interest from Jun				
7/24/2018	DEP	Annual Deposit for Major Expense Fund		R	\$ 500.00	\$ 4,380.91
		Transfer from Checking				
7/31/2018	INT	Interest Deposit		R	\$ 0.33	\$ 4,381.24
		Interest from Jul				
9/3/2018	INT	Interest Deposit		R	\$ 0.41	\$ 4,381.65
		Interest from Aug				
9/28/2018	INT	Interest Deposit		R	\$ 0.32	\$ 4,381.97
		Interest from Sept				

## **LRHOA PROPOSED BUDGET - 2019**

### **RECEIPTS:**

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

### **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
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,700.00</b>

<b>NET INCOME (LOSS)</b>	<b>(\$500.00)</b>
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