

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

August 11, 2015

In attendance

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

Approval of Minutes

Minutes of the Board Meeting Minutes of May 19 were approved with the correction of the due paid to GWCACL vs the NWDCWN. Correction was made and reposted to the website.

Treasurer's Report

The current balance in the account as of August 11, 2015 was \$4,867.83.

All dues have been collected.

The second bank account for Major Maintenance and Repair was opened and funded with \$500.

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 2016

The 2015 budget and a forecast of the 2016 budget were reviewed, and it is determined that the HOA dues need to increase for 2016. The proposed increase is \$100.00 from \$75.00 to cover expenses for the LR community as expenses have exceeded dues collected for a number of years. This increase does **NOT** include the additional expense of security cameras maintenance. The last increase was 10 years ago. Please be sure to attend the Annual Home Owners meeting in September (see date and time below). There will be a presentation of the rationale of the increase at the meeting.

Old Business

North West Delaware Crime Watch Network –The reports for our area have been quiet recently. It is important for members of our community to report any incidents to insure accurate reporting and tracking by the NCCPD.

Front Entrance Maintenance – Branches are falling from the oak trees at the front entrance. The trees are diseased and dying and will eventually need to be removed. The cost for removal is being researched. Meanwhile, CBJ is being contacted to clean up the front entrance and to remove the debris.

Waste Removal and Fuel Updates – Neighbors who are currently participating in the waste removal program will be hearing updates from Ron Brooks sometime in November. If you are currently not participating in the program and would like to receive the update emails from Ron, please let him know via email and he will add you to his distribution list.

The Charter Oaks Coop for oil is no longer in existence. The coop for oil is now available through www.theenergy.coop

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.

Road Repair Update – Sections of Norman's Lane and Cain Rue are due to be completed by the end of this year or early next year. Repair of the sink hole on Cox has yet to be determined. The board will follow up on this.

Security Camera Update – 85% (53 of 62 HH) of the households in Lambeth riding voted regarding security cameras, with 64% YES votes and 36% NO votes. As the result, there will be a separate meeting to vote on a Special Assessment to fund the purchase of cameras, in accordance to the By-Laws of the community. It is important that you attend this meeting. Please watch for details. **The meeting will take place at 6:30 PM – 8:45 PM, Tuesday, October 27 at the Hockessin Library. A special update and details are forthcoming.**

Community Picnic – The community picnic is scheduled for Saturday, September 19; rain date Sunday September 20. The picnic will be held at Lorraine Zwycewicz's house. Please watch for details.

Nominating Committee – The nominating committee consist of Bob Keighley, Bill Kopish and Linda Dion. They presented the slate of nominees they are:

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

Directors:
Ronald Brooks
Shannon Peterson
Timothy Reilly

The vote will take place at the Annual Board Meeting. See date and time below.

New Business

Annual Board Meeting
6:30PM- 8:45 PM
Tuesday, September 22, 2015
at the Hockessin Library.

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.

Next Board meeting:

The first meeting with new board members will be held on October 13, 2015. 7:00 PM at the home of Bob and Diane Keighley, 626 Norman's lane. This is an open meeting, 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 August 11, 2015

Treasury Activity:

The current Bank Balance is: \$4,867.83. 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.

Dues Collection:

All households have paid their dues.

New Bank Account:

As authorized by the Board at our last meeting, I have opened a savings account at Artisans' Bank to fund our newly-budgeted "Major Maintenance & Repairs Fund". Artisans' offers free savings accounts, subject to minor conditions.

I have started the account with a deposit of \$500. If cash is available, I recommend that we add \$1,000 each May until we reach a balance that the Board determines is a sufficient cushion for such expenses.

Proposed Budget for 2016

The proposed budget for next year has been developed and will be discussed under "New Business".

Special Assessment for Security Cameras

Whether or not there will be a Special Assessment to purchase a security system will be determined at a special meeting to be called for that purpose. If approved, I will handle the collection process in the same manner as dues collection (ie, primarily via email notice, with hard copy to those who require it). No allowance for maintaining the system has been made in the proposed budget at this point.

LRHOA TREASURER'S REPORT

BUDGET vs ACTUAL

YTD AS OF: AUG 11, 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	\$ 4,650.00	\$ 4,650.00	\$ -	
DelDot Reimbursement	\$ 787.50	\$ -	\$ 787.50	
TOTAL RECEIPTS	\$ 5,437.50	\$ 4,650.00	\$ 787.50	
<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.	\$ 25.01	\$ 200.00	\$ 174.99	Note 1
Website Charges		\$ 100.00	\$ 100.00	
DE Franchise Tax	\$ 25.00	\$ 50.00	\$ 25.00	
GWCAFL Fee		\$ 25.00		
TOTAL EXPENDITURES	\$ 6,575.01	\$ 6,475.00	\$ (125.01)	
TOTAL CASH, AUG 11, 2015	<u><u>\$ 4,867.83</u></u>			

Note 1: Net of proceeds from XMAS bows (\$34) and Garage Sale (\$7).