

THE LAMBETH RIDING HOME OWNERS ASSOCIATION

www.LambethRiding.org

President: Robert J. Keighley
Vice President: John Kolodczak
Treasurer: Shannon Peterson
Secretary: Nancy L. Stearns

Directors:
Ronald W. Brooks
Shannon Peterson
Timothy Reilly

ANNUAL MEETING MINUTES

September 27, 2016

In attendance

Officers and directors: Bob Keighley, Nancy Stearns, Timothy Reilly
Absent: John Kolodczak, Shannon Peterson, Ron Brooks

Approval of Minutes

Minutes of the Board Meeting of August 9, 2016 were approved as written.

Treasurer's Report

The treasurer's report was not presented at this meeting

2017 Budget Proposal

Fifteen households were present and 10 proxies were received, for a total of 25 households represented for a vote and approval of the attached budget for 2017 and the recommendation that the homeowner's association dues remain at \$100.

Old Business

North West Delaware Crime Watch Network – A recent email was sent to all homeowners regarding several break-ins in neighboring communities that took place on September 22, 2016.

GWCACL – There has been no activity or meeting from this committee.

Picnic Update - The picnic was canceled this year due to many neighbors not being available on the date selected. We hope to plan for a better date next year. If you have any suggestions for a better date or venue please contact: board@lambethriding.org.

Front Entrance Maintenance – CJB continues to handle the maintenance of the front entrance. This project is up for bid each year. If you know of anyone or landscaper who may be interested in this project, please contact the board@lambethriding.org. So far we have two landscapers to contact, in addition to CJB, to bid on the front entrance project. We do have a "scope of project" sheet for the landscapers. We will add that the landscaper need to be cognizant of the security cameras to the 'scope of project' sheet.

Tree Maintenance and replacement – We are soliciting the community for volunteers for this committee which will be headed by Tim Reilly. The objective is to be proactive in planting trees that will eventually replace the trees which are dying at the front entrance. We do not plan to take down any of the trees at this time. Please volunteer to help keep our front entrance beautiful and appealing. It is important to our real estate value. If you would like to be part of this committee, please call Tim Reilly at 239-4797 or Bob Keighley at 302-239-6083.

DeIDot Road Repairs –

Sink Hole - DeIDot was called regarding the sinking roadway in front of Karl Law's home. They came and videotaped the hole. They determined that the pipe across the road needs to be replaced. The project is scheduled to start by the end of October. A cone will be put in place so traffic goes around the area.

Cain Rue, Lambeth Place and Norman's Lane – These roads are scheduled for repairs mid-October.

Nominating Committee - Bob Keighley chaired this committee, which includes Linda Dion and Karl Law. The slate of officers proposed and approved is:

President – Bob Keighley
Vice President – Karl Law
Treasurer – Shannon Peterson
Secretary – Linda Welsh
Directors:
Ronald Brooks
Tim Reilley
James Sammann

Thank you to the outgoing board members, John Kolodczak and Nancy Stearns.

New Business

Crumbling curbs? – Each home owner is responsible for contacting DelDot regarding the need for your curb to be replaced/repared. The number you can call to report curb repair is 302-659-4600. One neighbor reported that they were surprised that the number was answered by a real person!

Please be aware that it can take up to a year or more for them to repair the curb, so the sooner you call the better. Also, they do prioritize repairs based on how badly your curbs are compared to others that have been reported.

State Representative Miro and Lavelle's meetings

Each month our State Representatives have meetings that they actively invite the community to attend.

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.

Greg Lavelle meetings are generally held on the third Tuesday of the month at Drip Cafe from 8:00 AM to 9:00 AM. You can contact Greg at: contact@greglavelle.com to be put on his email list.

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.

Community News

Welcome our new neighbors, residing at 621 Norman's Lane, John and Meghan Davis and their three children and their dog Sadie.

Next Board meeting:

The next meeting will be held on Tuesday, October 11, 2016. 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
PROPOSED BUDGET - 2017

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 \$ 500.00

Picnic \$ 300.00

Holiday & Misc. \$ 200.00

Website Charges \$ 100.00

DE Franchise Tax \$ 50.00

GWCACL Fee \$ 25.00

TOTAL EXPENDITURES

\$ 6,975.00

NET INCOME (LOSS)

\$ (775.00)

