

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 W. Brooks
John Davis
Linda Dion

Board Meeting Minutes May 21, 2019

In Attendance: Bob Keighley, Karl Law, Tim Reilly, Linda Dion, John Davis, Ronald Brooks

Approval of Minutes

- The Minutes of the February 12 meeting board meeting were approved as posted.

Treasurer's Report

Timothy Reilly gave an oral report and handed out a written one which is appended: Only one home has not paid Dues, & that one is currently not being lived in. The maintenance & repairs allowance, which is the amount kept in our savings account seems to be enough, based on usual maintenance. There was some discussion about the amount used for snow removal – this year compared to last year. Last year more was spent (more storms), but we got reimbursed something by the state, while this year we got no reimbursement; despite that, snow removal cost less this year than last. Tim humorously pointed out that our money earned from sales at the wine tasting covered the \$50 needed above the budgeted amount for snowfall (we spent \$50 more than budgeted on snowfall & got \$51 from sales at tasting).

This was just one of several items we examined in the BVA (Budgeted vs. Actual) page of the Treasurer's report, as well as projected spending thru end of year (shown on p. 5 of report)

Please see appended Treasurer's Report for details.

Old Business

1. **Snow removal** This contract is all paid up. Some discussion about Keating tearing up a bit of sod in places. If this happens please contact board member who manages the contract (normally the VP), or call Keating directly. The board has been pleased with the timing by which they usually do plowing. There was only one time that they were a bit late – it was b/c of having to do a corporate job first. Board members spoke to Keating about it. Overall the Board is pleased with this contract.
2. **Front Entrance Maintenance** – McDonald is the contractor, and all is Ok there.
3. **Wine Tasting** – Thanks to Linda Dion for organizing it & to Linda Welsh for advertising it & help distributing flyers. Thanks also to the attendees who made it a success to those who brought food to share with others. Approximately 15 people attended, and the association got \$51 from wine sales.

4. **Garage Sale** – 9 households participated. Thanks to Linda Welsh for organizing & advertising it
5. **Picnic** – The picnic will be replaced by a neighborhood get-together at Woodside Creamery; Marc Plesse already did some leg work and he suggests 4th Saturday in August – 24th (rain date 25th). He was told that the cost at farm would be ~\$300 if half the neighbors participated. Board discussed it & agreed to support Marc in his efforts to plan this for last weekend of August. Marc will provide a flyer to be emailed, printed & distributed by Linda Welsh & Helpers. This would be done closer to the time – sometime in August. Our meeting on August 13th will serve to review progress in advertising & whether more is necessary. In advance we would like to thank Mark for leading this event.
6. **Natural Gas** – John Davis will lead an effort to get more homes in the community to commit to natural gas service. While we have 36 homes committed Delmarva would still like more.
7. **Roads** – Road work is proceeding as the first phase, curb replacement, is being completed. Repaving will follow. Thanks to John Kolodczak for his work following up with Deldot.
8. **Directory update** – Linda Welsh had emailed a new corrected directory to the Board. It would be good for her to email a corrected directory to everyone. It should include Diane Coffey's corrected email address. Penny Beatty's email needs to be corrected also. It is penny.beaty@mdavisinc.com

New Business

1. **Front Entrance Committee**- There has been a delay due to a change in leadership of the committee. We expect this committee to get back on track this summer.
2. **Board Members** A committee to recruit new Board Members was formed – Kathleen Protano, Kemp Vye, Linda Dion & Bob Keighley. Candidates have already been solicited & have agreed to serve. If anyone else is interested, please advise any of the committee members.

Future Meetings:

- Recommended Board Meeting dates for 2019, second Tuesday of the month
 - August 13, 2019
 - Annual Meeting TBD usually in September at Hockessin Library

The Treasurer's Report starts on the next page.

Q2 2019 TREASURER'S REPORT & ANALYSIS

As of May 22, 2019

TREASURY ACTIVITY:

The current Checking Account Balance is \$7,097.45. The bank account has been reconciled monthly; no errors have occurred.

The current Savings Account Balance is \$4,384.15. Statements for this account are received monthly/quarterly and are forwarded to all Board members.

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.

2019 COLLECTION OF DUES:

61 of 62 homes have paid their dues for 2019. There is one home that is unpaid and we believe the current homeowners are not presently living there.

MAJOR MAINTENANCE & REPAIRS

A \$500 deposit will be made in the next 30 days. One transaction per year is required for the account fee to be waived.

SNOW REMOVAL:

Total snow removal cost for 2019 was \$3,050.00. This was \$50 over budget. None of the (4) storms qualified for reimbursement through DELDOT.

LRHOA 2019 TREASURER'S BVA REPORT

BUDGET vs ACTUAL
YTD AS OF: May 21, 2019

CASH IN BANK, JAN. 1, 2019	\$ 4,025.50
-----------------------------------	--------------------

RECEIPTS:	ACTUAL	BUDGET	DIFFERENCE	NOTES
Dues Received	\$ 6,100.00	\$ 6,200.00	\$ (100.00)	61 of 62 Homes Paid
DelDot Reimbursement	\$ -		\$ -	
TOTAL RECEIPTS	\$ 6,100.00	\$ 6,200.00	\$ (100.00)	
EXPENDITURES:				
Snow Removal	\$ 3,050.00	\$ 3,000.00	\$ (50.00)	(4) Storms
Front Entrance Maintenance		\$ 2,300.00	\$ 2,300.00	
Major Maint. & Repairs Fund		\$ 500.00	\$ 500.00	
Picnic		\$ 300.00	\$ 300.00	
Holiday & Misc.	\$ (51.00)	\$ 200.00	\$ 251.00	\$51 from wine tasting
Website Charges		\$ 100.00	\$ 100.00	Website/Hosting - exp 2020 Online Storage - exp 2020
DE Franchise Tax	\$ 29.05	\$ 50.00	\$ 20.95	Paid on 1/21/19
Security Camera System		\$ 250.00	\$ 250.00	
TOTAL EXPENDITURES	\$ 3,028.05	\$ 12,900.00	\$ 3,571.95	Net Difference vs Budget
NET LOSS/PROFIT	\$3,071.95			

TOTAL CASH as of February 11, 2019	\$ 7,097.45
---	--------------------

Major Maintenance & Repairs Fund	\$ 4,383.07
---	--------------------

Lambeth Riding Home Owners Assoc.

CASH/SPENDING PROJECTION THRU 12/31/19

CASH IN BANK as of 2/11/19	\$	7,097
TOTAL CASH		\$ 7,097
DEDUCT:		
REMAINING FRONT ENTRANCE MAINT.	\$	2,300
MAJOR MAINTENANCE & REPAIRS FUND	\$	500
ALL OTHER BUDGETED ITEMS	\$	801
TOTAL SPENDING THRU Y/E		\$ 3,601
CASH REMAINING AT Y/E		\$ 3,496

(ABOVE ASSUMES NO SNOW COSTS THRU 12/31/2019)

AVERAGE JAN. 1 CASH BALANCE (10 year avg) \$ 4,050

PROJECTED DIFFERENCE \$ (553)