

THE LAMBETH RIDING HOME OWNERS ASSOCIATION

www.LambethRiding.org

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

Directors:
Ronald W. Brooks
James Sammann
Linda Dion

BOARD MEETING MINUTES

May 9, 2017

In Attendance

Officers and Directors: Bob Keighley, Karl Law, Timothy Reilly, Linda Welsh, Ronald Brooks, and Linda Dion. Residents: Lou Aviola and Greg Ritter

Approval of Minutes

Minutes of the February 14, 2017 Board Meeting were approved as written and posted to LambethRiding.org.

Treasurer's Report

Treasurer, Tim Reilly presented a written report. It is attached to these Minutes. It was approved as written. **Dues:** Most households have paid their dues for the year and their one time assessment for the camera at our front entrance. **Road Snow Removal:** Del Dot reimburses 75% of cost of snow removal that is over 4 inches deep. Snow removal costs were low this year. Since this made extra funds available, \$500 was transferred to the Major Maintenance and Repair Account.

Old Business

Front Entrance: Despite the large No Solicitation sign at the front entrance, solicitation is going on. You can calmly remind folks who ring your bell of that and encourage them to leave the community. Then do not let them engage.

Front Entrance Cameras: A record is kept for 30 day of all cars entering and leaving the community. Then it is erased / filmed over. It is not reviewed unless someone reports a problem and has the date of the problem. In that case, it can go to the police.

North West Delaware Crime Watch Network – Karl Law and Linda Dion screen reports from this organization, and decide what needs to be sent out to our community. This seems to be working O.K.

Front Entrance Maintenance contract Proposal: Karl Law headed this committee, and sent out 4 bids soliciting front Entrance Maintenance Contracts for the year. Three of the four responded, and the committee recommended McDonald Landscaping. One price was significantly higher, and McDonald did the best job of communicating with the committee. Karl Law's recommendation was accepted unanimously.

Road Repair Status: Bob Keighley reported that some repairs have started to the road gutters. All of Lambeth Place, Cain Rue and some of Norman's Lane will be resurfaced. Del Dot handles the small stuff and the bigger stuff goes through our state representative, Joe Miro. Concerns can be addressed to Bob Keighley through <mailto:board@lambethriding.org>

Waste Removal Update: Ronald Brooks is the Board contact for the Charter Oakes Co-op contract with Allied/Republic. Thirty-three households have signed up for yearly waste pickup and recycle service. Changes, status, and problems can be communicated directly to them, not sent to him.

Questionnaire Status and Results. Linda Welsh, Board Secretary, developed and sent out to households, by email, a questionnaire about community social activities. Some of us have been wondering if this part of our mission is still needed. Most events have low participation levels, and attract only the same folks year after year. The questionnaire was sent out on 4-8-17, and a reminder sent on 4-12-17 along with the Garage Sale announcement. Ten responses were received.

Only the Garage Sale and the Wine Tasting generated mostly positive responses:

Annual Picnic: 5 yes, 5 no

Winter Holiday Party: 5 yes, 4 no

Holiday Caroling: 4 yes, 5 no

Visit from Santa: 4 yes, 4 no

Spring Community Garage Sale: 9 yes

Wine Tasting Party: 7 yes 2 no

There was some discussion, including the thought that Linda had missed some questionnaires that were returned, She had them sent to her, and they may have just gotten lost, since they were from unrecognized addresses. It was suggested that she send it out again, with responses sent to the board rather than her.

Garage Sale: Eleven households signed up to participate, several at one site Success as shown by actual sales varied tremendously. The early birds arrived as usual and at mid-morning Cox Road close to the entrance was very congested. **Many thanks to all who participated, and especially to committee members. Bev Hite** posted signs at our entrance several days ahead, and at both ends of North Star Road. **Nancy Moore** put balloons up very early at the front entrance and at every house that participated. **Linda Welsh** had adverts posted in the News Journal and Hockessin Community News, both online and print editions. The LRHOA paid for these and for the balloons. Linda also made and deployed two large posters inside our front entrance encouraging residents to sell, buy, or just visit.

New Business

Some community concerns were discussed, including traffic, speeding, picking up after dogs, and barking dogs, conditions that foster mosquitos, deed restrictions, and where cars are parked.

A **Nominations Committee** is being formed to provide a slate of candidates for next year's LRHOA Officers and Board. Contact Bob Keighley or Karl Law to be part of this committee or to volunteer your services as a candidate.

Community News

Santa's Visit: A belated note of thanks to Santa and his helpers, **James Sammann** and **Nancy Stearns** for their visit to neighborhood children on December 15, 2016. Thanks to **Colleen Sauder** for providing the Santa suit. Santa was his jolly self and we hope he will come again next year. We have heard that his secret name is John, and he is related to the

Sammann family. We are pleased to have visited 4 households and six children in our community with a little gift of candy and presents.

Next LRHOA meetings:

The next LRHOA Board meeting will be held on
Tuesday August 8, 2017.

The annual Meeting will be in September, either the 17th or 24th.

TRAFFIC REMINDER
STOP - YIELD - OBEY SPEED LIMITS
BE ALERT FOR UNUSUAL ACTIVITY IN OUR COMMUNITY

ACTION ITEMS AND REMINDERS:

News: if you have news and want it announced in Community News in the Minutes please let the board know: board@lambethriding.org

The LRHOA does not usually announce the deaths and funeral plans of members. This is private personal information. However, if the family of the deceased requests community notification, it will be done. It is the Board practice to put a notice of any deaths in the Community News section of the next minutes.

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.

Treasurer's Report starts on next page.

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Q2 2017 TREASURER'S REPORT & ANALYSIS

As of May 9, 2017

TREASURY ACTIVITY:

The current Checking Account Balance is \$8,786.00. The bank account has been reconciled monthly; no errors have occurred.

The current Savings Account Balance is \$2,301.87. 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.

2017 COLLECTION OF DUES:

So far 61 of 62 homes have paid their dues. \$6,100 has been deposited into our checking account. 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).

LRHOA REGISTERED AGENT:

The registered agent was updated to Tim Reilly. Cost of the change was \$5.00.

MAJOR MAINTENANCE & REPAIRS

A \$500 deposit was made on 4/3/17. One transaction per year is required for the account fee to be waived. With the low cost of snow removal this season, we can consider transferring another \$500.

SNOW REMOVAL:

We had (3) storms this year with a total cost of \$1,925.00. DelDOT reimbursed us \$581.25, so net costs were \$1,343.75. This is below our 10-year average net cost of \$2,212.00.

DIGITAL ARCHIVES:

The Go Daddy On line file storage is up and running. The service was paid for 3-years to get the most competitive price.

All historical paper archives have been professionally shredded.

tsr, 5/9/17

2017 LRHOA CHECKING ACCOUNT ACTIVITY REPORT

PERIOD: 1/1/2017 to 5/9/17

Date	Type	Description	Payment	Clear	Deposit	Balance
1/1/2017		Opening Balance				\$ 4,656.59
1/18/2017	DEP	Deposit #1 LRHOA 2017 Dues - 20 homes		R	\$ 2,000.00	\$ 6,656.59
2/1/2017	DEP	Deposit #2 LRHOA 2017 Dues - 15 homes		R	\$ 1,500.00	\$ 8,156.59
2/5/2017	100002	R. Keating & Sons Inc Plowing & Salt (1/6, 1/7)	\$ 1,150.00	R		\$ 7,006.59
2/13/2017	DEP	Deposit #3 LRHOA 2017 Dues - 9 homes		R	\$ 900.00	\$ 7,906.59
2/13/2017	100003	Tim Reilly Reimbursement for DE Franchise Tax	\$ 25.00	R		\$ 7,881.59
2/25/2017	DEP	Deposit #4 LRHOA 2017 Dues - 5 homes		R	\$ 500.00	\$ 8,381.59
3/3/2017	100004	Tim Reilly Reimbursement for Online Storage & Shredding	\$ 96.84	R		\$ 8,284.75
3/13/2017	DEP	Deposit #5 LRHOA 2017 Dues - 5 homes		R	\$ 500.00	\$ 8,784.75
3/21/2017	DEP	Deposit #6 LRHOA 2017 Dues - 7 homes		R	\$ 700.00	\$ 9,484.75
3/21/2017	100005	R. Keating & Sons Inc Plowing & Salt (3/14)	\$ 775.00	R		\$ 8,709.75
3/24/2017	1256	Delaware Secretary of State Filing for Change of Registered Agent	\$ 5.00	R		\$ 8,704.75
4/3/2017	TXFR	Major Expense Fund Savings Account Scheduled annual transfer	\$ 500.00	R		\$ 8,204.75
4/17/2017	DEP	DELDOT Reimbursement 75% Reimbursement from March Storm		C	\$ 581.25	\$ 8,786.00
			\$ 1,271.84		\$ 6,100.00	

LRHOA SAVINGS ACCOUNT ACTIVITY REPORT

YEAR TO DATE - 1/1/2017 to 5/9/17

Date	Type	Description	Payment	Clear	Deposit	Balance
1/1/2017		OPENING BALANCE				\$ 1,801.42
3/31/2017	INT	Interest Interest from Jan, Feb & Mar		R	\$ 0.45	\$ 1,801.87
4/3/2017	TXFR	Annual Deposit Money from LRHOA Checking		C	\$ 500.00	\$ 2,301.87

LRHOA 2017 TREASURER'S BVA REPORT

BUDGET vs ACTUAL
YTD AS OF: May 9, 2017

CASH IN BANK, JAN. 1, 2017	\$ 4,656.59
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RECEIPTS:	ACTUAL	BUDGET	DIFFERENCE	NOTES
Dues Received	\$ 6,100.00	\$ 6,200.00	\$ (100.00)	61 of 62 Homes Paid
DelDot Reimbursement	\$ 581.25	\$ -	\$ 581.25	From March Storm
TOTAL RECEIPTS	\$ 6,681.25	\$ 6,200.00	\$ 481.25	
EXPENDITURES:				
Snow Removal	\$ 1,925.00	\$ 3,000.00	\$ 1,075.00	(3) storms
Front Entrance Maintenance		\$ 2,300.00	\$ 2,300.00	
Major Maint. & Repairs Fund	\$ 500.00	\$ 500.00	\$ -	Annual Deposit 4/3/17
Picnic		\$ 300.00	\$ 300.00	
Holiday & Misc.		\$ 200.00	\$ 200.00	
Website Charges	\$ 96.84	\$ 100.00	\$ 3.16	Website/Hosting - exp 2018 Online Storage - exp 2020
DE Franchise Tax	\$ 30.00	\$ 50.00	\$ 20.00	Paid on 1/5/17
GWCAFL Fee		\$ 25.00	\$ 25.00	Last charged in 2014
Security Camera System		\$ 500.00	\$ 500.00	
TOTAL EXPENDITURES	\$ 2,551.84	\$ 6,975.00	\$ 4,423.16	

TOTAL CASH, MAY 14, 2017	\$ 8,786.00
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Lambeth Riding Home Owners Assoc.

CASH/SPENDING PROJECTION THRU 12/31/17

CASH IN BANK as of 5/9/17	\$	8,786
TOTAL CASH		\$ 8,786
DEDUCT:		
REMAINING FRONT ENTRANCE MAINT.	\$	2,300
CASH REMAINING RE: CAMERAS	\$	500
ALL OTHER BUDGETED ITEMS	\$	500
TOTAL SPENDING THRU Y/E		\$ 3,300
CASH REMAINING AT Y/E		\$ 5,486

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

AVERAGE JAN. 1 CASH BALANCE (10 year avg) \$ 3,807

PROJECTED DIFFERENCE \$ 1,679