

THE LAMBETH RIDING HOME OWNERS ASSOCIATION

www.LambethRiding.org

President: Robert J. Keighley
Vice President: Ronald W. Brooks
Treasurer: Timothy Reilly
Secretary: Linda Welsh

Directors:
John Davis
Linda Dion
Kathleen Protano

Board Meeting Minutes August 13, 2019

In Attendance: Board Members: Bob Keighley, Kathleen Protano, Ron Brooks, John Davis, Linda Dion, Tim Reilly and Linda Welsh. Residents: Loretta Reed.

Approval Of Minutes: The Minutes for the Board Meeting held on May 23 were approved as posted on the website.

Board Vacancy: Karl Law, our current Vice President, resigned at the last board meeting. Bob Keighley, President, suggested interim appointments until elections at the Annual Meeting. He recommended that both the President and Vice President should have served previously on the board and understand how it works. After a discussion a motion was made that current board member Ronald W. Brooks be Karl Law's successor as Vice President and that resident Kathleen Protano fill the seat vacated by Brooks. These motions were approved, and passed unanimously.

We thank Karl for his many years serving on the board in several roles including president.

Treasurer's Report: Timothy Reilly handed out a written report, which he reviewed orally. (It is appended to this document.)

The current Checking Account Balance is \$5,661.35 and the Savings Account is \$4,885.25.

Everyone has paid their dues for the year which remain at \$100 per household.

A Major Maintenance & Repairs Account was started in 2015, and the annual deposit of \$500 was transferred to it on 6-28. The \$4000 budget for the front entrance renovation comes from this fund.

This year there were no Del-Dot reimbursements because, while there were several snow incidents that needed removal, none of them reached the depth required for state reimbursement.

Front entrance maintenance is usually billed once in the spring and once in the fall.

Patriotic holiday American flags were put up and taken down on every street corner by volunteers Joe and Kathleen Protano. LRHOA owns the flags and they are reused every year. Thanks go out to the Protanos for this service.

There were no changes to the website finances this year, but major changes will be coming.

The batteries for the front entrance security cameras are changed roughly every six months.

Reilly reviewed the proposed budget for next year. He recommended keeping it the same, and that dues remain at \$100 per household.

Old Business:

Contract Status: The Snow Removal contract with Keating will be renewed. The Front Entrance Maintenance Contract will be on hold until the front entrance renovation committee reports.

The ice Cream Social is going forward on August 24th. Resident Marc Plesse proposed it to the board and is running it. He has composed email which were sent out. Additional emails and a sign will be put out. Bob Keighley and Tim are checking on the arrangements with Marc. The board wishes to commend and thank Marc for his initiative and plans.

Natural Gas: The project is proposed to start in 2020. Letters from Delmarva were sent out to all who have not signed up requesting their participation. John Davis will reach out to those who haven't yet signed up. .

Directory Update: Karl Law's house has sold, and folks have moved in.

Keeping the Community Directory updated often, and sent out by email after each new update is added, was recommended. It was also recommended that the secretary bring a paper master copy of the latest update to the annual meeting for folks to check on their listings and make changes. This directory is solely for residents use. All residences in Lambeth Riding are included, but residents may elect not to have more than their name and address.

New Business:

Front Entrance Committee Report: Kathleen Protano, chairs this committee and reported. She gave out written minutes of her committee's first meeting and they are appended (?) The committee includes Nancy Stearns, Loretta Reed, Linda Welsh, Kemp Vye, and Susan Anthony.

The committee is getting estimates and plans for dealing with the brick façade, painting of signs, aging trees and landscaping in front of the facades. The Board hopes we will have enough information to review plans at the annual meeting.

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Nominating Committee: The members were Bob Keighley, Kemp Vye, Kathleen Protano, and Linda Dion. They have proposed the following candidates for the LRHOA Board of Directors. All have agreed to run.

Officers:

Bob Keighley, President

Ronald W. Brooks, Vice President

Penny Beaty, Secretary

Tim Reilly, Treasurer

Board Members:

John Davis
 Kathleen Protano
 Linda Welsh

Community News

House Sales: The home of Karl and Nancy Law 318 Cox Rd has sold, and new neighbors have moved in. (NB: LW is trying to confirm this and arrange to meet them)

Congratulations to Lena Yuan and Du Zhang on the birth of their second son, Ben, in April of this year. Their first child, Brandon is now four years old. They moved to 703 Libby's Lane in September 2018.

Recommended Board Meeting Dates for 2019-2020:

Annual Meeting: Wednesday October 2, at 6:30 pm

Board Meetings: Usually Second Tuesday of the month, 7 pm

October 15 (Third Tuesday)

February 18 (Third Tuesday)

May 12

August 11

The meeting was adjourned at 8:50 pm.

Q3 2019 TREASURER'S REPORT & ANALYSIS

As of August 13, 2019

TREASURY ACTIVITY:

The current Checking Account Balance is \$5,661.35. The bank account has been reconciled monthly; no errors have occurred.

The current Savings Account Balance is \$4,885.25. 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.

2019 COLLECTION OF DUES:

All homes are paid in full for 2019. Received (1) outstanding check in July 2019.

MAJOR MAINTENANCE & REPAIRS

The annual deposit of \$500 was transferred into the account as of 6/28/19.

PROPOSED BUDGET FOR 2019

Attached is the Proposed Budget for next year. I recommend keeping the budget as is.

I propose that Dues remain \$100 per household.

tsr, 8/13/19

LRHOA 2019 TREASURER'S BVA REPORT

BUDGET vs ACTUAL
YTD AS OF: August 13, 2019

CASH IN BANK, JAN. 1, 2019	\$ 4,025.50
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RECEIPTS:	ACTUAL	BUDGET	DIFFERENCE	NOTES
Dues Received	\$ 6,200.00	\$ 6,200.00	\$ -	62 of 62 Homes Paid
DelDot Reimbursement	\$ -		\$ -	
TOTAL RECEIPTS	\$ 6,200.00	\$ 6,200.00	\$ -	
EXPENDITURES:				
Snow Removal	\$ 3,050.00	\$ 3,000.00	\$ (50.00)	(4) Storms
Front Entrance Maintenance	\$ 975.00	\$ 2,300.00	\$ 1,325.00	
Major Maint. & Repairs Fund	\$ 500.00	\$ 500.00	\$ -	TX in June
Picnic / Community Event		\$ 300.00	\$ 300.00	Ice Cream Social 8/24
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	\$ 60.90	\$ 250.00	\$ 189.10	
TOTAL EXPENDITURES	\$ 4,563.95	\$ 12,900.00	\$ 2,136.05	Net Difference vs Budget
NET LOSS/PROFIT	\$1,636.05			

TOTAL CASH as of February 11, 2019	\$ 5,661.55
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Major Maintenance & Repairs Fund	\$ 4,885.25
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Lambeth Riding Home Owners Assoc.

CASH/SPENDING PROJECTION THRU 12/31/19

CASH IN BANK as of 8/13/19	\$	5,662
TOTAL CASH		\$ 5,662
DEDUCT:		
REMAINING FRONT ENTRANCE MAINT.	\$	1,325
MAJOR MAINTENANCE & REPAIRS FUND	\$	-
ALL OTHER BUDGETED ITEMS	\$	740
TOTAL SPENDING THRU Y/E		\$ 2,065
CASH REMAINING AT Y/E		\$ 3,596

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

AVERAGE JAN. 1 CASH BALANCE (10 year avg)	\$ 4,050
PROJECTED DIFFERENCE	\$ (453)
REALIZED DIFFERENCE	\$ 47
(Note \$500 is transferred to Savings)	

2019 LRHOA CHECKING ACCOUNT ACTIVITY REPORT

PERIOD: 1/1/2019 to 8/13/2019[illegible]

2019 LRHOA SAVINGS ACCOUNT ACTIVITY REPORT

YEAR TO DATE - 1/1/2019 to 8/13/19

Date	Type	Description	Payment	Clear	Deposit	Balance
1/1/2019		OPENING BALANCE				\$ 4,383.07
1/31/2019	INT	Interest from January		R	\$ 0.38	\$ 4,383.45
2/28/2019	INT	Interest from February		R	\$ 0.33	\$ 4,383.78
3/31/2019	INT	Interest from March		R	\$ 0.37	\$ 4,384.15
4/30/2019	INT	Interest from April		R	\$ 0.36	\$ 4,384.51
6/2/2019	INT	Interest from May		R	\$ 0.40	\$ 4,384.91
6/28/2019	TXFR	Money from Checking Major Expense annual deposit		R	\$ 500.00	\$ 4,884.91
6/30/2019	INT	Interest from June		R	\$ 0.34	\$ 4,885.25
						\$ 4,885.25
						\$ 4,885.25
						\$ 4,885.25
						\$ 4,885.25
						\$ 4,885.25
						\$ 4,885.25
						\$ 4,885.25

LRHOA PROPOSED BUDGET - 2020

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	\$	250.00
Picnic	\$	300.00
Holiday & Misc.	\$	200.00
Website Charges	\$	100.00
DE Franchise Tax	\$	50.00
TOTAL EXPENDITURES		\$ 6,700.00

NET INCOME (LOSS)	(\$500.00)
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LRHOA INCOME & EXPENSE COMPARISON: 2009 - 2018

updated 8/13/2019

DESCRIPTION	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	10-year Average
CASH BAL., JAN. 1	\$ 5,072	\$ 3,729	\$ 3,893	\$ 2,133	\$ 2,859	\$ 2,373	\$ 6,005	\$ 4,010	\$ 4,657	\$ 5,765	\$ 4,050
SPECIAL ASSESS. (D)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,270	\$ 2,135	\$ -	\$ -	\$ -	\$ 741
per household						\$ 85 100%	\$ 35 98%				
DUES COLLECTED	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,575	\$ 4,725	\$ 4,650	\$ 4,650	\$ 6,100	\$ 6,100	\$ 6,435	\$ 5,119
dues/household	\$ 75 100%	\$ 75 100%	\$ 75 100%	\$ 75 98%	\$ 75 102%	\$ 75 100%	\$ 75 100%	\$ 100 98%	\$ 100 98%	\$ 100 104%	
SNOW:											
COST	\$ 1,700	\$ 4,825	\$ 4,750	\$ 1,000	\$ 650	\$ 7,500	\$ 4,925	\$ 1,775	\$ 1,925	\$ 5,525	\$ 3,458
REIMBURSE.	\$ 525	\$ 3,005	\$ 1,424	\$ -	\$ -	\$ 2,468	\$ 788	\$ 1,050	\$ 581	\$ 600	\$ 1,044
NET SNOW COST	\$ 1,175	\$ 1,820	\$ 3,326	\$ 1,000	\$ 650	\$ 5,032	\$ 4,137	\$ 725	\$ 1,344	\$ 4,925	\$ 2,413
FRONT WALLS, L'SCAPE	\$ 2,750	\$ -	\$ -	\$ -	\$ 766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352
FRONT MAINT.	\$ 1,630	\$ 2,300	\$ 2,300	\$ 2,010	\$ 2,049	\$ 1,900	\$ 3,085	\$ 2,240	\$ 1,300	\$ 2,225	\$ 2,104
SECURITY CAMERAS								\$ 1,890	\$ 70	\$ 155	\$ 705
MAJOR MAINT. FUND	\$ 40						\$ 500	\$ 1,300	\$ 2,075	\$ 500	\$ 1,094
PICNIC	\$ 318	\$ 333	\$ 300	\$ 280	\$ 280	\$ 178	\$ 278	\$ -	\$ -	\$ -	\$ 197
HOLIDAY & MISC.	\$ 24	\$ 150	\$ 150	\$ 215	\$ 105	\$ 152	\$ (15)	\$ 43	\$ 77	\$ 64	\$ 96
WEBSITE CHARGES	\$ 56	\$ 60	\$ 165	\$ 138	\$ 311	\$ -	\$ -	\$ -	\$ 57	\$ 280	\$ 107
DE FRANCHISE TAX	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 30	\$ 25	\$ 26
MEMBERSHIP FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ 3
DE DIV. OF CORP. FEE	\$ -	\$ -	\$ -	\$ 182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18 (B)
NET INCOME/LOSS	(\$1,328)	(\$38)	(\$1,616)	\$725	\$539	\$2,608	(\$1,225)	(\$123)	\$1,148	(\$1,739)	(\$105)

(B) = 1-time fee to update Cert. of Incorp.