

# THE LAMBETH RIDING HOME OWNERS ASSOCIATION

[www.LambethRiding.org](http://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

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## BOARD MEETING MINUTES

September 22, 2015

The Annual meeting of the Lambeth Riding Home Owners Association was held at the Hockessin Library at 6:30 PM and ended at 7:30PM. President Bob Keighley presided. A quorum of households was present at this meeting.

### **In attendance**

Officers and directors: Bob Keighley, Chip Mueller, Nancy Stearns, Ronald Brooks, Robert Nobles and Lorraine Zwycewicz

Nominees: Shannon Peterson, Timothy Reilly

Absent: Mona Hamlin

### **Approval of Minutes**

Minutes of the August 11, 2015 was approved with a correction to budget section, "The last dues increase was 10 years ago." not 11.

### **Treasurer's Report**

The current balance on the account as of September 22, 2015 was \$4,119.79.

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 for the year-to-date is attached for reference.

### **Proposed Budget and Dues for 2015**

The proposed budget and recommended increase to the annual dues were discussed and approved as presented. The LRHOA due for 2016 will be \$100. Dues will be collected in the first quarter of 2016. Attached is the Treasurer's Report supporting the 2016 budget and increase of home owner's association dues.

Snow removal was discussed and we will continue to use Keating's services. They have been very responsive to the needs of the community. If you have any issues or concerns regarding plowing or sanding please be sure to call or email the board immediately, so the issue can be addressed at that time. Keating has been very responsive when they are aware of an issue. Thank you.

### **Old Business**

**Annual Picnic** – The picnic was held Saturday, September 19<sup>th</sup>. Twenty-nine neighbors were there. The weather was perfect and the food great! A great time was had by all. Thanks are extended to Lorraine, Beverly and Dave Hite, Loretta Reed, Diane Margolin and Louise Bishop for all of their help pulling together the picnic.

**Front Entrance Landscape Maintenance** – Several trees at the front entrance are stressed. The board will get estimates for tree maintenance. The board is looking to have the trees trimmed and dead wood removed rather than take down the trees. We are hoping we can get a few more years out of the trees before they have to be removed.

**Waste removal updates** – Ron Brooks will continue to be the coordinator and liaison for this program for our community. If you have an interest, questions or concerns regarding this program, please contact Ron. Please note: Ron emails all information to those who are currently in the program and those who inquire and give him

their email address. If you are not in the program today and are interested in the program, please be sure Ron has your information. We greatly appreciate all of his efforts bringing this program to our community and keeping everyone informed. He has been doing a wonderful job. Expect to see some emails from Ron regarding the 2016 program sometime this fall. If you have any questions or wish to join call/email Ron at 235-2933 or [Ronald.W.Brooks@dupont.com](mailto:Ronald.W.Brooks@dupont.com).

**Road Maintenance** – The patch work on Cain Rue and Norman's Lane have been completed. The sink hole on Cox road has also been repaired. A special "Thank You" to Bev Hite for helping to facilitate getting the sink hole repaired by contacting and staying on top of Deldot.

In addition, sometime in 2016, the following roads will be resurfaced and curbs and gutters repaired:

- Norman's Lane from Lambeth Place to Libby's circle
- Cain Rue from Cox Road to 325 feet south

### **New Business**

#### **CVS/Whiteman's Garage project -**

If you are interested in what is happening with the CVS/Pharmacy/Whiteman' garage property. There is a planning meeting with the New Castle County Planning Board on **Tuesday, October 6, 2015** in the Multi-Purpose Room of the Gilliam Building, 77 Reads Way in New Castle at 7:00 p.m.

### **Elections of officers and Directors**

A nominating committee chaired by Bob Keighley, Bill Kopish and Linda Dion prepared the following slate of candidates for nomination as officers and directors for 2015-2016. All nominees have agreed to serve.

#### **Nomination of Candidates**

President	Robert Keighley
Vice President	John Kolodczak
Secretary	Nancy Stearns
Treasurer	Lorraine Zwycewicz
Director	Ron Brooks
Director	Shannon Peterson
Director	Timothy Reilly

**Election** – The nominees were approved by acclamation by homeowner vote.

### **Welcome to our New Board for 2015 – 2016!**

Welcome and Congratulations to new Vice President, John Kolodczak and new Directors, Shannon Peterson and Timothy Reilly.

A special Thank you Chip Mueller, Bob Nobles and Mona Hamlin for your efforts and contributions to the association over the past year.

### **Special Reminder**

The meeting regarding Security Cameras is scheduled for October 27, 2015, 6:30 PM 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](mailto: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](mailto: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.

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

**Next Board meeting:**

The next meeting will be held on Tuesday, October 13, 2015. 7:00 PM at the home of Bob and Diane Keighley, 626 Norman's lane

## **LRHOA TREASURER'S REPORT AND ANALYSIS**

**As of September 22, 2015**

### **Treasury Activity:**

The current Bank Balance is: \$4,119.79. 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, 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.

### **Picnic:**

The picnic was held on Saturday, September 19<sup>th</sup>. A total of 29 people attended, representing 16 families. Food and drink costs totaled \$278.04 vs a budget of \$300.

### **Proposed Budget for 2016**

Attached is the Proposed Budget for next year. Budgeted Expenditures remain unchanged from last year's budget; however, I propose that Dues be raised to \$100 per household. Dues have remained at the current \$75 level since 2006 (10 years).

I have prepared two graphs showing our actual average per-household annual expenditures in the last 6 years. These illustrate the need for this increase.

1. **Bar Chart**, which shows that average expenditures have been \$91 per year, while dues collections have been \$75. That is a deficit of \$16 per household.
2. **Pie Chart**, showing the percent of our expenditures by category. Only 7% of expenditures (\$6 per household) are discretionary.

We have had a dues shortfall for a while; it has not been noticeable on a year-to-year basis because we had a few winters with very low snow costs to get us by. On an ongoing basis, we should be assessing dues at least sufficient to cover our near-term average expenses. More prudent would be to assess dues at a level sufficient to, or at least close to, cover our Budgeted Expenditures (which are, in fact, not \$100, but \$104 per household).

lcz, 9/22/15

Chart 1

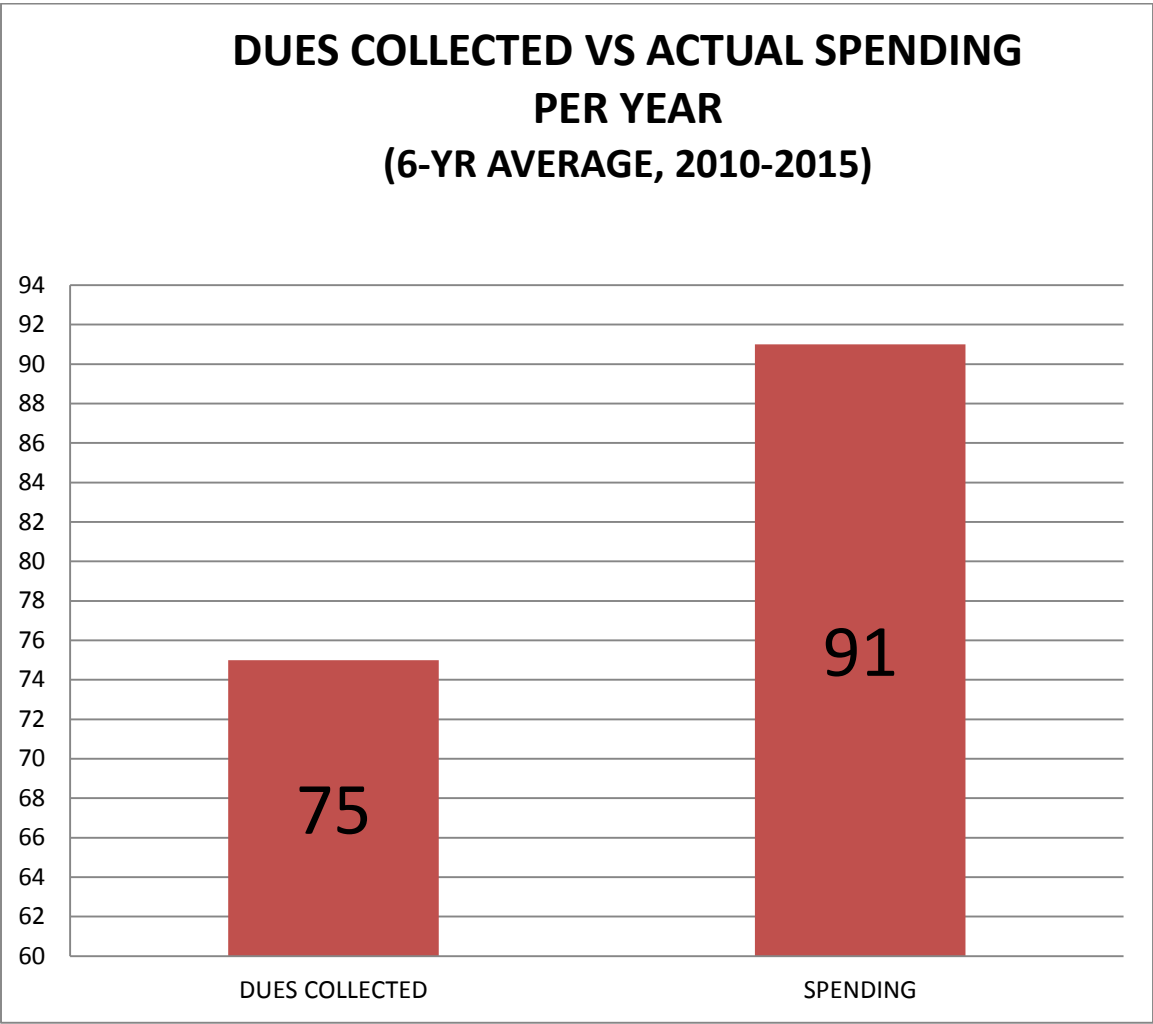
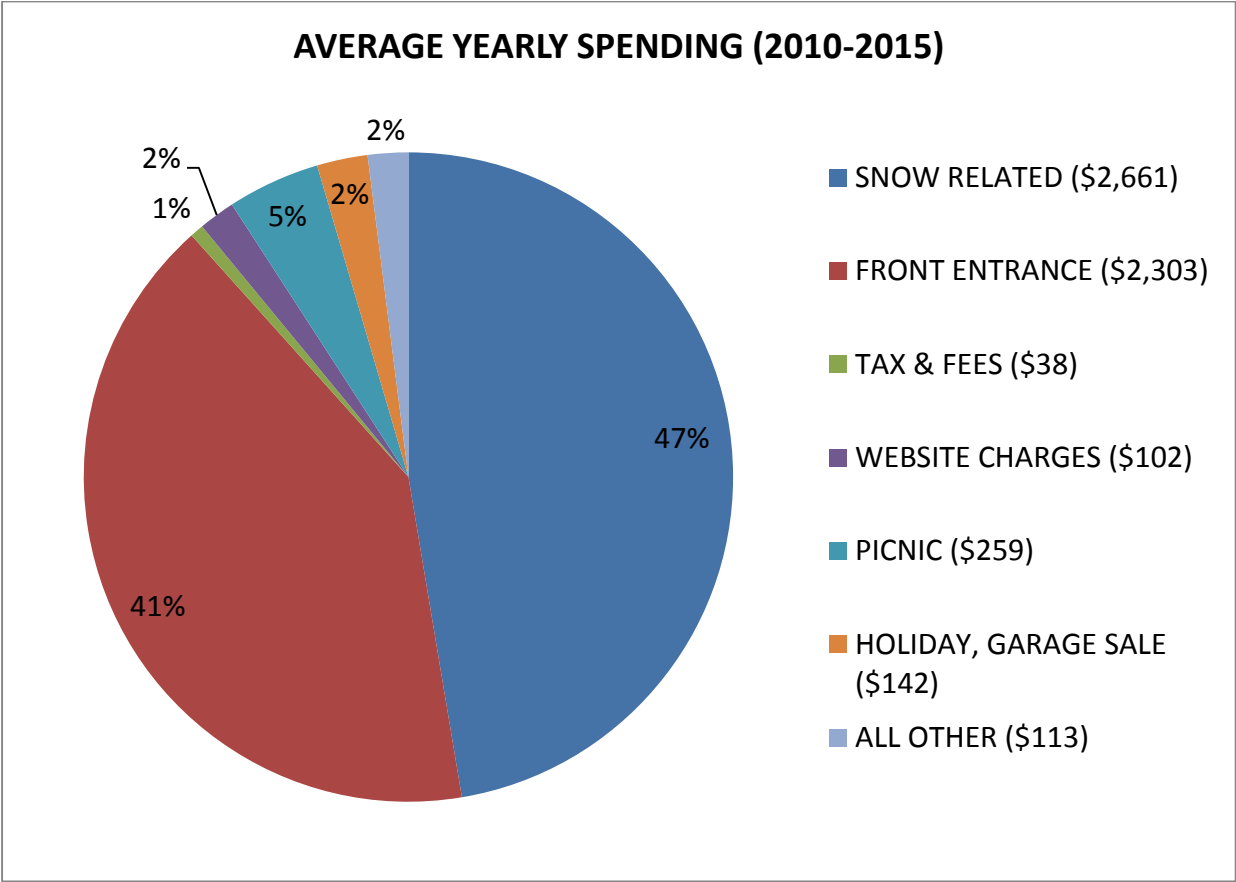


Chart 2



**LRHOA TREASURER'S REPORT****BUDGET vs ACTUAL****YTD AS OF: SEP 22, 2015**

	<u><b>ACTUAL</b></u>	<u><b>BUDGET</b></u>	<u><b>DIFFERENCE</b></u>	<u><b>NOTES</b></u>
<b><i>CASH IN BANK, JAN. 1, 2015</i></b>	<b><i>\$ 6,005.34</i></b>			
<b><u>RECEIPTS:</u></b>				
Dues Received	\$ 4,650.00	\$ 4,650.00	\$ -	
DelDot Reimbursement	\$ 787.50	\$ -	\$ 787.50	
<b><i>TOTAL RECEIPTS</i></b>	<b><i>\$ 5,437.50</i></b>	<b><i>\$ 4,650.00</i></b>	<b><i>\$ 787.50</i></b>	
<b><u>EXPENDITURES:</u></b>				
Snow Removal	\$ 4,925.00	\$ 3,000.00	\$ (1,925.00)	
Front Entrance Maintenance	\$ 1,570.00	\$ 2,300.00	\$ 730.00	
Major Maint. & Repairs Fund	\$ 500.00	\$ 500.00	\$ -	
Picnic	\$ 278.04	\$ 300.00	\$ 21.96	
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		
<b><i>TOTAL EXPENDITURES</i></b>	<b><i>\$ 7,323.05</i></b>	<b><i>\$ 6,475.00</i></b>	<b><i>\$ (873.05)</i></b>	
<b><i>TOTAL CASH, SEP 22, 2015</i></b>	<b><i>\$ 4,119.79</i></b>			

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

LRHOA  
BUDGET - 2016

**RECEIPTS:**

Dues at \$100 per household \$ 6,200.00

DELDOT Reimbursements \$ -

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***TOTAL RECEIPTS***

**\$ 6,200.00**

**EXPENDITURES:**

Snow Removal \$ 3,000.00

Front Entrance Maintenance \$ 2,300.00

Major Maintenance & Repairs Fund \$ 500.00

Picnic \$ 300.00

Holiday & Misc. \$ 200.00

Website Charges \$ 100.00

DE Franchise Tax \$ 50.00

GWCAFL Fee \$ 25.00

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***TOTAL EXPENDITURES***

**\$ 6,475.00**

***NET INCOME (EXPENDITURES)***

**\$ (275.00)**

*Approved at Annual Meeting, 9/22/15*