

Lambeth Estates Board of Directors Meeting

Meeting Minutes

February 8, 2023

Present: Linda Shein, Todd Shein, Gale Thomas and Charles Lewis

1. Call To Order

The meeting was called to order at 6:45 p.m.

2. **Approval of Meeting Minutes (November 2, 2022).** Todd made the first motion, 2nd by Linda Shein. Motion carried.

3. Old Business

The Lambeth Homeowner's Association delinquent assessment collection policy and fines related to non-compliance of the rules and regulations were discussed.

- The amended document (s) for the HOA will be in accordance with Georgia State Law. The Resolutions will be drafted, reviewed by the Board and document (s) will be recorded at the Rockdale County Courthouse. They will be published on our website.
- The members of the community will be able to pay their dues (which will include the processing fees associated with on-line payments), on the HOA website which will be "live" in May, 2023. The website will be maintained by the Secretary, Linda Shein. This website will enable the community to read updated information and email the board of directors and President of the HOA, with concerns and/or reports in a timely fashion.
- There was a discussion on operational goals for the community. This included the fines associated with non-payment of the dues, non-compliance of homeowners not adhering to the rules and regulations associated with the property, and enforcement of necessary legal remedies. In addition, there are homes that are in disrepair, and are not making any effort to make those repairs, which affects the property values in our neighborhood.
- There are homeowners that have not paid dues to our community, *for years*. This is not tolerable. Homeowners choosing to live in the subdivision, are responsible for their financial obligation. This is a mandatory.
- A software program will keep records of each properties' legal owners, notes, violations, unpaid dues, related fines, and liens (when necessary). This ensures the community will be reimbursed at closing, upon the sale of the property. The program will generate the property statements prepared for attorneys and real estate agents requested from the HOA. The program will enable us to provide financial statements included with the Minutes of a Board of Directors Meeting, once posted on the website.

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There were no additional comments or additions.

The next Board Meeting will be held on Wednesday, April 19, 2023 at 6:30 p.m.

Meeting Adjourned.

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