

Lambeth Estates Homeowner's Association, Inc.  
Annual Meeting Minutes  
May 20, 2023

Attendees (attached list)

**Welcome**

*Chairman Todd Shein*

Todd called the meeting to order at 10:18 a.m. It was with heart felt sadness that Todd informed the members our President Hank Kimner, was stepping down from his position. Hank moved to our community, and never stopped serving the association almost thirty years. As time permits, he will be available to consult with the Chairman and the Board of Directors. He has more than demonstrated his commitment to making Lambeth Estates Homeowner's Association a thriving community. On behalf of the members and the Board of Directors, we can't thank him enough for his time and effort. His leadership has been exemplary.

**Crime Report**

*Kathy Daugherty*

Kathy gave her annual report. For those that are new to the community you may see Kathy driving around and surveying the area. She is one of the original homeowners in our development and volunteers her time. Our community did not have any incidents of crime to report in the 2022-2023 fiscal year.

Kathy recommended to homeowners to avoid leaving garage remote controls or anything of value inside vehicles parked in their driveways overnight. No crimes reported or observed this past year.

**Treasurer's Report**

The financial report for this fiscal year will be posted on the new website in the coming weeks. Our past Treasurer, Nancy Kimner was on leave.

**Chairman's Report**

*Todd Shein*

Todd explained the Homeowner's Act Information Georgia Annotated Code, Title 44, Article 3, Sections 220-250 which encompasses the rules and regulations governing homeowner's associations in the State of Georgia. The Homeowner's Act will become a guide for executing the governing documents of our community. All board policies regarding specific details of by-laws and covenant enforcement will be posted to the community website.

Board members are a fiduciaries serving the community. Discussion took place on the importance of consistent and conscientious leadership and some of the issues that the community must address regarding violations. The architectural review committee will be sending out letters to include new policy directives and the remedy for the homeowners to comply with the current violation (s) at their property.

The new website is going to be launched in the next couple of months. It will be a website that will allow members to log in and make payments to their accounts. Linda Shein, Secretary has been leading this effort and will be sending out an email to the community once it is launched. Governing documents, newsletters, contact information and minutes of our meetings will be available through the website.

### **Elections**

At the previous Board meeting the officers present were in agreement that they wished to serve for another term. Todd made a motion to include members Linda Shein, David Fiory, Charles Lewis, Julian Tilman, Nancy Kimner, and himself. All were in favor unanimously.

Todd made a motion to nominate Don Long. The members were asked for any other nominations, and Frank Tucker nominated himself. Both nominations were seconded.

The Board of Directors adopted a policy of seven representatives at the community that may serve on the Board. In order to accommodate a change in the number of members, Julian made a motion to amend that policy to include another representative. Todd made the second motion. Motion passed. All nominated were approved by member vote.

There was a question-and-answer session from members. *It should be noted that due to a tree that fell on community property, damage was sustained to bushes that line the entrance to the community.*

Todd made a motion to adjourn the meeting and Julian made the second motion.

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