

ANNUAL MEETING MINUTES  
LAMBETH ESTATES HOMEOWNER'S ASSOCIATION  
May 21, 2022

I. Call To Order – Hank Kimner, President, called the meeting to order at 9:30 a.m.

The list of attendees and sign in sheet are noted separately, attached to the minutes.

II. Crime Report – Kathy Daugherty

One minor property theft over the last year. Kathy described a motor vehicle had personal property stolen on Lambeth Way. As a note, please be vigilant and continue to keep neighbors in the loop when you are planning to be away from your homes for an extended period of time.

III. Current Financials – Nancy Kimner, Treasurer

Copies of current financials were distributed to the attendees. Nancy discussed the front entrance/monument area of Lambeth Estates. The landscaping company was changed this year because of lack of attention by the vendor to the community. Several plants were replaced, and additional bushes and perennials were purchased to enhance the entrance. This effort was critical because of the damages that were sustained to the entrance while Rockdale County serviced street repairs in our community. (The trucks had driven over curbs and the gardens at the entrance). The community had sprinkler damage from the trucks as well.

The front entrance to our community looks professional and it is our responsibility to maintain as owners in Lambeth Estates.

IV. Yard of the Month Committee – Hank Kimner

Hank asked for any volunteers to award Yard of the Month. It doesn't matter if the homeowner is servicing their own yard, or if it is a landscaping company that maintains it. If anyone is interested in taking over this responsibility, please contact Hank or Nancy.

V. Election of Board of Directors – Todd Shein and Hank Kimner

Hank introduced Todd to the group to update the community on the election of the Board of Directors. The Covenants and By Laws of the Lambeth Homeowner's Association state that a Board of Directors serve the community, and that Board Members may hold the positions of President, Vice-President, Secretary and Treasurer.

During the most recent past, the community has been voting for 4 individuals to hold the executive offices to administer the rules and regulations. However, there must be three Board of Directors elected to the homeowner's Association. Nancy and Hank Kimner were the only remaining Directors and served in that capacity.

Discussion took place on how many Directors should be elected. It was decided that it would be beneficial to have individuals that would be interested in serving on the Board of Directors from different street locations in the community. A motion was made and 2<sup>nd</sup> for there to be no less than five board of directors and no more than seven.

Please note that Board of Directors must be current on their dues and be willing to participate at meetings and follow the rules and regulations to enforce the guidelines to homeowners.

The following names were nominated to the Board of Directors: Nancy Kimner, Charles Lewis, Gale Thomas, Linda Shein, David Flory, Todd Shein and Julian Tillman.

A Board of Director's Meeting will be scheduled to elect officers.

The meeting adjourned at 10:32 a.m. by Hank Kimner.