

# Lambeth Estates Homeowner's Association, Inc.

## Annual Meeting Minutes

**Date and Time:** May 17, 2025, at 10:07 a.m.

**Call to Order:** The annual meeting of the Lambeth Estates Homeowner's Association, Inc. was called to order at 10:07 a.m. by Todd Shein, Chairman of the Board.

### **Attendance:**

- **Board Members Present:** Don Long, Linda Shein, and Todd Shein, Frank Tucker
- **Homeowners:** (List Attached)

### **Reports:**

#### **1. 2037 Old Salem Road Project:**

- Issues with Rockdale County Planning and Development regarding a proposal by the owners were discussed. Todd Shein intervened on behalf of the community to prevent the potential negative implications of the proposal.

#### **2. Financial Report:**

- Discussion on assessments, reserves, and the negative impact of the dilapidated conditions at 1235 Lambeth Way on the value of surrounding properties. The past year's costs and income were explained.

#### **3. Covenant Violations:**

- It was noted that a more stringent policy might be adopted in the future.

### **New Business:**

#### **Nomination of New Years' Board Members:**

Prior to the nomination of new years' Board Members, Todd comprehensively explained the protocol for the HOA operations. From election of a Board that establishes policy for operations and member-conduct, and then the Board meets promptly after the election to appoint officers (President, Vice-President, Secretary, and Treasurer) to operate the HOA day to day while the board supervises the execution of policy throughout the year.

- Linda Shein, nominated by Marilyn Long to continue service. Todd Shein, nominated by Don Long to continue service.
  - Don Long, nominated by Todd Shein to continue service.
  - Rick Ingram (nominated by Todd), Connie Raines (self-nominated), and Tanya Goodman (self-nominated). The nominations were unanimously seconded, and unanimously elected.
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- **Adjournment:** The meeting was adjourned at 11:30 a.m.