

Lambeth Estates Board of Directors Meeting -May 29, 2025

6:00 p.m.

Meeting called to order by Todd Shein, current Chairman.

Board Members Present: Todd Shein, Linda Shein, Rick Ingram, Donald Long, Connie Raines

Election of Executive Officers and assignment of Board positions
(Chair, Vice-Chair, Secretary, Treasurer)

The Lambeth Estates Board of Directors convened a special meeting on May 29, 2025, with the sole agenda of assigning Board positions and electing executive officers to serve in key capacities for the upcoming term. This meeting was essential for establishing the leadership structure necessary to ensure effective governance and stewardship of the Lambeth Estates community. Fiduciary responsibility of Board members was explained by Todd.

Parliamentary Procedure

Todd made a motion, seconded by Rick, to confirm Board Policy that HOA “members” were those persons named as purchasers in a community lot acquisition deed. The motion was passed by all Board Members, except Connie Raines, who refused to vote.

Todd informed the Board that although Tanya Goodman had been chosen at the Annual Meeting to serve as a Board member, she had to be excluded, and was previously informed as such, since she was not named as a purchaser of any lot in the community.

Positions to Be Assigned and Voted

- Chairman of the Board
- Vice Chairman of the Board

- President
- Vice President
- Secretary / Treasurer
- Covenant Enforcement Officer

Meeting Proceedings

Prior to the election of the Board positions and executive officers, new board member, Connie Raines, the only Board member who had never been on the Board, was asked by Todd if she was familiar with the Covenants and By-laws, and to suggest her possible future role. It should be noted that she stated she is not familiar with our By-laws and Covenants and had not read them prior to the meeting. Mrs. Raines wished to abstain from voting and made no suggestion of any preference for serving the HOA other than as a member of the Board since she had other priority responsibilities.

After confirming the presence of a quorum, the Board proceeded to the nomination and election process for each Board and Executive officer position:

1. Chairman of the Board

Nominations for Chairman of the Board were opened. Todd nominated Rick Ingram, seconded by Linda Shein. A vote was then conducted, and the successful candidate was Rick Ingram. Rick Ingram accepted the position.

2. President

Following the election of the Chairman, nominations for President were made. Donald Long nominated Connie Raines who declined. Todd Shein nominated Rick Ingram, seconded by Linda Shein for the position. Chairman of the Board, Rick Ingram was elected to execute the President's role.

3. Vice President / Vice Chair

Donald Long nominated Connie Raines for Vice-Chair, Connie declined. Rick nominated Todd Shein for Vice Chair and Donald Long for Vice President who both accepted and seconded by Linda Shein. The board voted, and nominee Todd Shein was elected to the Vice Chair role, and Donald Long was elected to be the Vice President.

4. Secretary / Treasurer

For the role of Secretary and that of Treasurer, Linda Shein was nominated by Rick Ingram and seconded by Todd Shein and Donald Long. After a discussion concluded, she was elected to fulfill the complementary positions.

5. Covenant Enforcement Officer

Nominations were then solicited for Covenant Enforcement Officer. Donald Long was nominated by Rick Ingram, seconded by Todd Shein and was chosen to be the Covenant Enforcement Officer by the Boards vote.

6. Appeal Process and Committee

Todd made a motion to create an appeal process and committee to receive and decide disputes raised by HOA members regarding violation notices received. Connie Raines agreed to be the Committee Chairperson.

Conclusion

Chairman Ingram stated that the fiduciary responsibility of the officers is to the *Board of Directors. Consistency in leadership, accountability with professional conduct is important.*

With all officer roles assigned and confirmed by formal vote, the meeting was adjourned. The newly established board leadership is now positioned to guide Lambeth Estates with integrity, transparency, and a commitment to community standards for the coming term.

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