

Lambeth Estates Board of Directors Meeting

Meeting Minutes

August 17, 2022

Present: Hank Kimner, Nancy Kimner, Julian Tillman, Gale Thomas, Linda Shein, Todd Shein and David Fiory.

1. Call To Order

The meeting was called to order at 6:35 p.m.

2. Approval of Meeting Minutes (June 13, 2022) by unanimous vote.

3. President's Report

An architectural review & meeting with the homeowners at 1313 Saxony regarding their shed, was completed. The homeowners will comply with the covenants with the same paint color of their home.

The proposed new home being built on Lambeth Way had issues with maintenance of the grounds. Hank has addressed this issue with the builders, and the owner in Ohio. The architectural plans for the property build out were given to Hank and will be reviewed by the newly formulated Architectural Review Committee. Hank will be responding to the builders regarding the plans, and any other subsequent issues that need to be resolved.

4. Old Business

The following committees' and their standing membership, were approved by the Board of Directors. (Note: Volunteer community members shall be solicited for all committees.)

Outreach Committee to Rockdale County

Standing members shall include HOA President and Board Chairperson.

Hank Kimner (Chairperson)- hkimner@yahoo.com

Al Collins – alcollins28@bellsouth.net / alcollins1947@gmail.com

Common Area Management/Maintenance

Standing members shall include HOA President, and HOA Treasurer

Nancy Kimner (Chairperson) - nankimner@yahoo.com

Hank Kimner - hkimner@yahoo.com

Linda Shein – linda.shein@yahoo.com

Community Outreach (not subsidized by the Lambeth Homeowners Association)

Standing members shall include Board of Directors Vice-Chair and HOA Secretary.

Gale Thomas (Chairperson) – galedthomas@gmail.com

Linda Shein – linda.shein@yahoo.com

Architectural Review Committee

Standing members shall include the HOA President, HOA Treasurer, HOA Secretary,

Board Chairperson, one Board member at large.

Responsibilities: Yard of the Month, covenant violation inspections, follow-up,

Plan review decisions made by majority vote.

Each committee could increase members as needed. Any additional committee members names and email addresses should be forwarded to Linda Shein (contact point) for publication in the newsletters, and will be added to the official roster. The newsletters will be an official communication to the homeowners. The first newsletter is slated for September, 2022.

5. New Business

Board of Directors Policy Statement – Todd Shein, Chairman of the Board, presented the Board of Directors Policy Statement that will be archived in the official HOA record, as legally required.

The policy statement reads:

Enforcement of the By-Laws and Covenants approved, published and recorded in the Land Records at Rockdale County as legally required, is the paramount role of the Board of Directors and all approved committees.

Maintenance of common ground property areas for mutual benefit of community members shall be funded by dues, specifically provided by the By-Laws and approved by the Board of Directors to be mandatorily imposed and enforced on all community members.

Voluntarily signed by each of the undersigned Board Members in the presence of one another.

Organization Name

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The next Board Meeting will be held on Wednesday, November 2, 2022 at 6:30 p.m.

Meeting Adjourned.

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