

Board of Directors Meeting Minutes

Lambeth Estates HOA, Inc.

Minutes of the Board of Directors Meeting

Date: July 28, 2025

Time: 6:30 pm

Location: 2309 Normandy Ct SE

I. Call to Order

The meeting was called to order by Rick Ingram.

II. In Attendance

- Rick Ingram, Todd Shein, Linda Shein, Don Long and Connie Raines

III. Approval of Previous Minutes

The minutes of the previous Board of Directors meeting held on May 29, 2025, were presented for review.

Motion to approve the minutes was made by Don Long seconded by Todd Shein.

IV. Officer Reports

- Treasurer's Report:
\$5365.56 Balance Checking Account

V. Committee Reports

- Architectural Review Committee:
Current List of Violations sent to the homeowners:
1221 Lambeth Way
1223 Lambeth Way
1235 Lambeth Way
1239 Lambeth Way
1336 Saxony Drive
1231 Saxony Drive
1285 Saxony Drive

VI. Old Business

- Request for proposals on lighting at the Lambeth Estates Monument Entrance
(Todd Shein)
- Purchasing of “No Solicitation” signage for the entrances to the Lambeth Estates Homeowner’s Association Community.
(Todd Shein)
- Let the record reflect that a conflict of interest arises when a member of the board of directors uses their position to undermine the board’s fiduciary duties, such as confidentiality and ethical conduct, by acting in ways that prioritize personal interests over the integrity and trust required to maintain good moral character and protect sensitive information. It is intolerable when board members are sharing confidential information that may jeopardize the community’s rules and regulations (violations for non-conformance). These actions caused unnecessary angst on Normandy Court between the neighbors.

(Rick Ingram, Todd Shein, Don Long)

VII. New Business

- Property Maintenance - Homeowners are responsible for complying with all community covenants, including the proper maintenance of their property, lawns, and landscaping. If a homeowner fails to fulfill these obligations, the Board of Directors may obtain quotes and authorize the necessary maintenance to ensure compliance. Any costs incurred for such maintenance will be added to the homeowner’s account for reimbursement to the association."

VIII. Adjournment

Motion to adjourn was made by Todd Shein seconded by Don Long.

The meeting was adjourned at 8:36 pm.

X. Next Meeting

The next Board of Directors meeting is scheduled for October 7, 2025, at 6:30 p.m. at 2309 Normandy Ct.

Minutes prepared by: Linda Shein

