

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

August 28, 2017

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, August 28, 2017, at 5:00 p.m. at 4 Checkerberry Lane, Greensboro, North Carolina 27455.

Present at the meeting were Linda Fields, Rebecca Leigh, Joe Adamczyk, Melanie Tuttle and Tom Anderson. Also present at the meeting was Scott Lambeth of Lambeth Management. Fred Haley and Ann Ruth were not in attendance.

Melanie Tuttle, President, acted as Chair of the meeting and Rebecca Leigh, Secretary, served as secretary for the meeting.

The Chair called the meeting to order. Based on the number of directors in attendance at the meeting and the Association's bylaws, the Secretary determined that a quorum was present and that the meeting could proceed.

The minutes of the meeting held July 24, 2017 were approved by the board and provided to Scott Lambeth for posting on the Lambeth Management website.

The first item of business was the report from Lambeth Management. The following was reported:

- Scott Lambeth presented a photo of a proposed replacement to the storage box maintained at the Gazebo in Thimbleberry Square for storing chairs. The current box is in serious disrepair. The board approved the purchase of a replacement box at a cost of up to \$600.00.
- It was reported that the quote for insurance from State Farm for next year's coverage has a significant increase. Scott Lambeth will contact Godwin Insurance for competing bids for coverage from Nationwide and Traveler's.
- Scott Lambeth presented two bids for replacing the roof on the shelter at the main dock. The board approved a bid from Dave Powers in the amount of \$1,890.00.
- Scott Lambeth presented the 2018 Budget to the board for further discussion at the next meeting.
- Scott Lambeth also reported that the accounts receivables were being reviewed and that there were no accounts that were of serious concern.

The next item of business was the report from the Landscaping Committee. Director Haley was not present. In his absence, the board asked Scott Lambeth to obtain landscaping maintenance bids (including snow removal and mulching of trails) from A&A, TurfService and Ward's. President Melanie Tuttle will contact Director Haley for a list of activities to be included in lawn maintenance.

Next, the board addressed old business.

Director Linda Fields advised the board that she had had no response from the residents to serve on the Nominating Committee for the election of directors. The board developed a further list of homeowners to contact for possible participation.

As a further item of old business, the board discussed the need for enforcement of Point covenants. The primary issue is garbage can storage. President Melanie Tuttle provided Scott Lambeth with proposed correspondence to be sent by Scott Lambeth to those residents who are not in compliance with this covenant. A list of these homeowners will be developed.

The board then addressed new business.

It was noted that there is a need for two new members for the Architectural Control Committee. The board agreed to research possible appointees.

The board then discussed the dues for 2018 and whether an increase is merited. This matter was tabled pending receipt of the insurance and landscaping bids and review of the 2018 budget.

Finally, the board determined that the Annual Meeting will be held on November 13, 2017 at 6:30 p.m. at the Lake Jeanette Swim and Tennis Club.

There being no further business, the meeting was adjourned at 6:20 p.m.

PLEASE NOTE: The next meeting is currently scheduled for October 23, 2017. This meeting will be accompanied by an open forum for residents.

Respectfully submitted,

/s/ Rebecca A. Leigh
Rebecca A. Leigh
Secretary