

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

April 24, 2017

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, April 24, 2017 at 6:00 p.m. at 4 Checkerberry Square, Greensboro, NC.

Present at the meeting were Joe Adamczyk, Tom Anderson, Linda Fields, Fred Haley, Rebecca Leigh, Ann Ruth, and Melanie Tuttle. Also present was Scott Lambeth of Lambeth Management.

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.

It was noted that the minutes of the meeting held February 27, 2017 were previously approved by written consent action and posted to the Lambeth Management website.

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

- The concrete work on Cross Vine Lane has been completed.
- The City of Greensboro has looked at Rosebay Lane for possible repaving but has not committed to repaving the street or indicated when such repaving might occur.
- The main dock has been cleaned and sealed.
- A quote for new "No Parking" signs for the islands in the cul-de-sacs was previously provided to the board. The board did not approve replacing the existing signs.
- The Handbook for homeowners has been posted on the Lambeth Management website.
- Scott Lambeth has been in communication with Deborah Roskelly, manager of the master association, and confirmed that the landscaping will be completed at both entrances to The Point and that the spalling concrete near the guardhouse will be looked at for repair.

- The repairs to fences at Checkerberry Square have been completed.
- A homeowner in Laurel Cove has contacted Lambeth Management and board members expressing concern about the pruning or removal of shrubs in the “buffer zone.” The homeowner has been referred to Deborah Roskelly as all “buffer zone” issues are governed by the master association.
- Roofers have been scheduled to provide estimates for the replacement or repair of the roofing at the shelter at the main dock.
- As the landscaping has been completed and approved by the Landscaping Committee, final payment in the amount of \$48,045.00 will be forwarded to A&A Landscaping.
- The repair work to restore the brick walls on either side of the driveway at 111 Checkerberry Lane has been completed by the homeowner.
- A letter has been sent to the homeowner on Cross Vine Cove requesting the removal of the AC unit in the garage window. The homeowner has acknowledged the request and stated an intention to comply with it.
- The arborist that inspects the Zelcova trees in Checkerberry and Thimbleberry Squares will be engaged soon to complete the inspection for 2017.
- The homeowner at 2 Rosebay Circle expressed concerns about the amount of water puddling at the edge of their property on the street. Lambeth suggests that the problem may be remedied by grading the property to permit the water to flow to the ditch on the property.
- The dying tree along Checkerberry Lane was removed by the Indigo association.

The next item of business was the report from the Landscaping Committee. Director Haley presented a Landscape Renovation Project Update, confirming all actions taken. It was further noted that some plantings and transplantings show signs of distress and may need to be replaced. A&A has agreed to monitor and plant replacements as needed.

Also, A&A will continue with watering for the remainder of the year as required as plantings have been warranted for one year. Also, A&A will provide an itemized invoice for gallons of water used and hours spent watering the plantings.

Scott Lambeth next reported that he had been in contact with North State

Communications, which indicated that it would not install fiber optic cable and service The Point in 2017 but 2018 may be a possibility.

Next, the board addressed new business.

The first item of new business was a request received from a homeowner for approval of a one-year lease for a property on Cross Vine Lane. The board approved the lease.

Next was a discussion of the holes that have occurred in the common area at the main dock area. Scott Lambeth will coordinate with the landscapers to fill these holes. There is no cost anticipated for this work.

The board then discussed a request from a homeowner that a grill be installed at the main dock area. It was noted that grills of the type requested by the homeowner, which involve an open flame, are not permitted in the "buffer zone" per the rules and regulations of the master association and the terms of the lake lease. The questions of safety and maintenance were discussed. Finally, it was noted that grills are available at the marina. The board did not approve the installation of a grill.

The board then discussed the ongoing issue with homeowners failing to comply with the covenants, rules and by-laws of The Point. Previous correspondence sent to all homeowners reminding them of the need to obey the covenants has not resulted in compliance. It was determined that a further reminder would be sent via "Constant Contact". Following that, letters will be sent to individual homeowners regarding specific violations and the need to correct the situation, e.g. the need for all garbage cans to be "out of sight."

The board then discussed the issue of homeowners taking action without approval from the Architectural Control Committee (ACC), including actions altering the landscape on individual properties. Specifically, it was noted that a homeowner has removed trees without ACC approval. Scott Lambeth will contact the homeowner regarding the need to obtain ACC approval for this action.

Finally, a general discussion was held regarding confidentiality issues.

There being no further business, the meeting was adjourned at 7:01 p.m.

Respectfully submitted,

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