

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

December 14, 2017

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Thursday, December 14, 2017, at 5:00p.m. at the home of Linda Fields, 5015 Bearberry Point, Greensboro, North Carolina.

Present were Tom Anderson, Rebecca Leigh, Linda Fields, Tracy McLean Scocuzza, David Rosenstein, Debby Reynolds and Joe Adamczyk.

The previous minutes were approved as written.

The following officers were elected:

President- Tom Anderson

Vice-President- Linda Fields

Treasurer- David Rosenstein

Secretary- Debby Reynolds

The confidentially agreement will be scanned and sent to all the board members.

Items that were discussed were:

- 1) How large the reserve should be.
- 2) Asking Lambeth Management about doing a directory.
- 3) Checking with Lambeth Management on the bylaws of rental homes in the neighborhood
- 4) Architectural committee is: Ann Ruth, H.T. Busby, and Joe Tomlinson. One more person is recommended.
- 5) Landscape Committee is: Fred Haley, Tim Knowles, and one other person.
- 6) There is a one-year guarantee on the plants that were planted this year. It was questioned if there is a need to have a water contract on the plantings in certain areas.

The board decided to meet the 3rd Monday of the month at 5:30.

February 12 (date change) – 21 Rosebay Lane

April 9- Open Forum- Glenn McNairy Library at 6:30 to 7:00.

June 18- home of Tracy McLean Scocuzza

August 20- Open Forum- Glen McNairy Library

October 15- home of Joe Adamczyk

November 19- Annual Meeting-Lake Jeanette Swim and Tennis

Respectfully Submitted,
Debby Reynolds, Secretary

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

February 12, 2018

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, February 12, 2018, at 5:45p.m. at the home of Debby Reynolds, 21 Rosebay Lane, Greensboro, North Carolina.

Present were Joe Adamczyk, Tom Anderson, Linda Fields, Rebecca Leigh, Debby Reynolds, David Rosenstein, Tracy McLean Scocuzza, Scott Lambeth, and H.B. Busby.

The minutes were approved as corrected.

Scott Lambeth is going to reserve the Glenn McNairy Library for the April meeting.

H.T. Busby, from the Architectural Committee, reported that Ann Ruth has agreed to serve on the committee. It was decided that brick homes can be painted but it has to be approved.

Scott Lambeth gave the following management report:

- 1) The roof has been replaced on the gatehouse.
- 2) Mulch has been done on the biocells.
- 3) Trees have been removed by John Riley.
- 4) Trees need to be addressed in Thimbleberry and Checkerberry.
- 5) It was decided that board minutes should be left on the website for one year.
- 6) Annual meeting minutes should be left for five years. The last annual meeting minutes were approved at the December 14, 2017 board meeting.
- 7) The financial information was sent to the board.
- 8) \$6,576 will be transferred in March to the capital account.
- 9) A resident in Dutchman's Pipe owes \$1,543 in dues. It was voted that legal action should be taken.
- 10) The audit report is available.
- 11) The Association has to pay taxes on the interest earned.
- 12) A newsletter will be done and should include that the audit is available, list the board officers, discuss the landscaping, list the lawn maintenance schedule.
- 13) Soil samples are going to be taken and a pre-emergent will be put out.
- 14) Docks and dock trash cans are maintained by the Master Association.
- 15) A complaint has been filed about parking at Checkerberry Square. A resolution will be drawn up by Rebecca Leigh, signed by the board and will be attached to the minutes.

- 16) Several complaints were made about the snow removal. It was suggested that there should be a policy stating when snow removal will occur.

Additional items that were discussed:

- 1) Trash pickup especially along the trails.
- 2) There is not a security company in the neighborhood.
- 3) Consider putting up some no soliciting signs. Scott agreed to look into the cost.

The next meeting will be April 9 at the Glen McNairy Library from 6pm to 7pm and will be a general meeting.

The meeting was adjourned at 7:22pm.

Respectfully submitted,
Debby Reynolds, Secretary

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

April 9, 2018

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, April 9, 2018, at 5:36 p.m. at the Glen McNairy Library.

Present were Tom Anderson, Linda Fields, Rebecca Leigh, Debby Reynolds, David Rosenstein, Tracy McLean Scocuzza, Scott Lambeth, and H.T. Busby.

The December and February minutes were approved as corrected.

Scott Lambeth reported as follows:

- A) Biocell work has been completed.
- B) Retention work is in the process. Total of 6 need to be done. The dock area needs to have more work.
- C) The pines needles have been completed.
- D) Sprinkler system has been done.
- E) Tree work:
 - 1) 2 maples have been removed.
 - 2) Homeowner is going to request HOA to fix a retaining wall.
 - 3) Board approved \$5,860 proposal from J.R. Tree Service.
 - 4) The Zelcova tree proposal by Barlett Tree Service was tabled for 6 months.
- F) The board meeting minutes will be stored on the website for 2 years and the annual meeting minutes will be kept on the website for 5 years.
- G) The March financials were sent to the board.
- H) It was reported that homeowners in Dutchman's Pike had a high balance in overdue dues, but had agreed to have the account current by the end of April. There is still a balance of \$500 on the account.
- I) The audit is completed and the tax return has been filed.
- J) There is \$164,000 in the capital reserve. There is a projected loss of \$8,000. A copy of the capital expenditures is to be sent out.

There was a discussion on how the decision was made to put down the ice melt this year.

The board decided to table the issue of the no soliciting signs.

The meeting was adjourned at 6:30.

Respectfully submitted,

Debby Reynolds

Secretary

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Open Forum Meeting

April 9, 2018

President Tom Anderson called the meeting to order on April 9, 2018 at 6:30p.m. at the Glen McNairy Library.

Present were Tom Anderson, Linda Fields, Rebecca Leigh, Debby Reynolds, David Rosenstein, Tracy McLean Scocuzza, Scott Lambeth, David Smith, Joan Williams, David Taylor, Robert Kubiczk, and Martha Anne Buffloe.

The board and the attendees were introduced.

Joan Williams questioned the new parking policy and was it to be enforced. She also questioned if cars with expired tags and flat tires were allowed in the neighborhood. This issue will be addressed with the homeowner is question.

There was also an issue of a tree and a bush in the alleyway at Checkerberry that needs to be addressed.

It was stated that there is a policy in place for nonpayment of dues. A lien will be placed on the property if payment is not made.

The meeting was adjourned at 7:27.

Respectfully submitted,

Debby Reynolds
Secretary