

# THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

## Meeting of the Board of Directors

June 19, 2017

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, June 19, 2017, at 6:00 p.m. at the Glenn McNairy Library, 4860 Lake Jeanette Road, Greensboro, North Carolina.

Present at the meeting were Linda Fields, Fred Haley, Rebecca Leigh, Ann Ruth, and Melanie Tuttle. Joe Adamczyk and Tom Anderson were not in attendance. Also present at the meeting was Scott Lambeth of Lambeth Management and Deborah Roskelly of Roskelly Management Associates, the management company for the Lake Jeanette Association.

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 April 24, 2017 were previously approved by unanimous written consent action and posted to the Lambeth Management website.

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

- Scott Lambeth is still attempting to obtain further bids for re-roofing or repair to the roof of the dock pavilion. At this point, only one bid has been received.
- Scott Lambeth is in the process of scheduling the arborist for an inspection and fertilizing of the zelcova trees.
- Trees have been removed from behind 5000 Bearberry.
- Trees were removed from the "Foxglove" retention pond. It was noted that a Magnolia tree was removed that had been cut down. Scott Lambeth reported that we have no knowledge of who cut this tree down.
- A dead tree was removed from the "Indigo" retention pond.
- In lieu of the Treasurer's Report (due to Tom Anderson's absence), Scott Lambeth gave the financial report. He reported that the final payment has been made to A&A Landscaping for the landscaping renewal project. There were no other extraordinary expenses paid within the last two months.

- Scott Lambeth also reported that the accounts receivables were being reviewed and that there were no accounts that were of serious concern.
- The Master Association has cleaned up and straightened signage at the entrances as requested.
- The homeowner on Cross Vine Cove with the AC in the window has not removed this unit. Scott Lambeth will send a further letter to the homeowner regarding this issue.

The next item of business was the report from the Landscaping Committee. Director Haley noted that overall there has been good plant retention. Also, because of the abundant rain, the Association has not had to have plants watered as much as expected. Finally, Director Haley reported that he has a meeting scheduled in July with Sitelines, the design team for the landscaping project, to finalize the “as built” plan for the project.

Next, the board addressed new business.

The first item of new business was a request for approval of a two-year lease at 7 Foxglove. The board approved the lease.

Next was a request for approval of a single year lease at 6 Rosebay Circle. The board approved the lease.

The next item of new business was addressing complaints received from homeowners on Foxglove regarding one property with an overgrown area of yard. Scott Lambeth will notify the relevant homeowner that this needs to be remedied.

Next, the board discussed the security concerns raised by certain homeowners. Director Linda Fields presented the police reports for these incidents and it was recognized that all appropriate actions had been taken.

As a further item of new business, the board discussed the need for establishing the Nominating Committee in anticipation of the election of directors at the annual meeting in November. Director Linda Fields agreed to chair the committee and will contact various residents about participating as a member of the committee. She will report the names of proposed committee members at the next meeting for consideration by the board and appointment of the committee.

Finally, Deborah Roskelly arrived at the meeting and reviewed the notice sent to all homeowners regarding the possible sale of Lake Jeanette. She provided the board with an overview of the sale, including her contacts with the buyer and the efforts taken to date by the Lake Jeanette Association board in response to the sale, and encouraged homeowners to attend the meeting to be held June 26, 2017, where the potential sale will be reviewed with all Lake Jeanette residents.

The next order of business was the holding of an open forum for homeowners to speak to the Board about their issues or concerns. The open forum began at 7:00 p.m.

The homeowners present were:

Meg Kaplan, H.T. Busby, Robert Kubicek, Scott and Diane Majestic, Joan Williams, and Van and LeAnne Duncan.

The homeowners present discussed the proposed sale of Lake Jeanette, the current financial status of the Association with questions regarding capital expenditures.

There being no further business, the meeting was adjourned at 7:30 p.m.

PLEASE NOTE: The next meeting of the board is currently scheduled for August 21, 2017.

Respectfully submitted,

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