

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Annual Meeting

November 14, 2016

The annual meeting of the members of The Point at Lake Jeanette Association, Inc., a North Carolina nonprofit corporation (the "Association"), was held on Monday, November 14, 2016 at 7:30 p.m. at the Lake Jeanette Swim and Tennis Club, 5040 Bass Chapel Road, Greensboro, North Carolina.

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. The Secretary reported that because there were present at the meeting in person or by proxy more than 10% of the total number of members of the Association, a quorum was present and the meeting could proceed.

The first order of business before the meeting was the President's Report. Melanie Tuttle reported the following:

- The board has held 10 meetings since the last annual meeting, three of which included open forums in accordance with the North Carolina Planned Community Act.
- Peter Bond resigned as a board member during the year. The board regretted his departure and thanks him for his service.
- The President reviewed the snow removal policy, which generally is that snow removal will occur when three or more inches of snow have fallen. In the past, certain curves, steeper parts of streets and shaded areas were pretreated with snowmelt when snow was predicted. Going forward, pretreatment will be considered for additional areas, including all intersections and all the steeper inclined streets, when significant snow or ice is forecast. Lambeth Management & Realty, the management company for the Association ("Lambeth Management"), will consult with the board president regarding pretreatment and snow removal, with the weather forecasts and the availability of snowmelt begin considered.
- Picnic tables have been installed under the shelter at the main dock area.
- All walking trails were re-mulched during 2016.
- All signage throughout the Point was painted in 2016.
- The required maintenance to the retention ponds and the bio-cells was completed by October 31, 2016 and inspected by the City of Greensboro.

- The board reviewed again the question of installing security cameras at the entrances. Following extensive research and consultation with the Greensboro Police Department and a neighbor with experience in this area, it was determined that installing security cameras at the entrances to the Point was not effective from a cost or deterrence standpoint and would not be installed.
- The Landscape Committee developed a plan for re-landscaping several areas in the Point common areas. The Landscaping Committee obtained bids for the proposed work and the board awarded the contract to one of the bidders.
- There will be no dues increase for the calendar year 2017.
- All homeowners were reminded of the need to abide by all covenants for the property.

The next item of business was a report from the Landscape Committee. Fred Haley, chair of the committee, provided an overview of the landscaping projects slated for the Point.

The next item of business was the report of the treasurer. Scott Lambeth of Lambeth Management delivered the report and Tom Anderson, treasurer, provided input. Scott Lambeth provided the operating budget for 2017 along with a recap of the current capital reserves and anticipated capital expenditures for 2017. Copies of the balance sheets and income statements for the Association as of October 31, 2016, were distributed.

The next item of business was the report from the property manager, Lambeth Management. Scott Lambeth reported the following:

- That he continues to work with the City of Greensboro to get street repairs done, pursuant to the Street Maintenance Agreement with the City.
- Scott Lambeth also reviewed additional landscaping plans, which are not included in the Landscaping Committee's plans.

The next item of business was the election of directors. Linda Fields, Chair of the Nominating Committee, presented the report of the committee. She noted that the committee members included Linda Fields, Tom Styers and Steve Burns. She reported that the Nominating Committee presents the following slate of three directors to serve for two-year terms ending in 2018: Linda Fields, Rebecca Leigh and Joe Adamczyk. Linda Fields and Rebecca Leigh spoke to the members of the Association present at the meeting regarding their interest in continuing to serve on the board of the Association. Linda Fields read a position statement from Joe Adamczyk, who was unable to attend the meeting.

The Chair called for any additional nominations for the board of directors from the floor. There being none, the Chair asked if there was a motion that the slate as presented by the Nominating Committee be approved by acclamation. The motion was so made, seconded and approved and Linda Fields, Rebecca Leigh and Joe Adamczyk were so elected to the board.

The meeting was then opened to questions and comments from the members in attendance. The following members presented questions or comments: Joe Tomlinson, Brian Saunders, Joan Williams, David Smith, Steve Burns, Tracy McLain, John Shobert, Don Dennison, Tim Knowles and David Rosenstein.

Topics raised included a question for clarification of conditions for snow removal; a question regarding the timing of the proposed landscaping projects; a concern about the tenants at 7 Foxglove Lane; a proposal that every member receive a notebook with the bylaws, covenants, architectural control guidelines and the handbook; a suggestion to add grills at the main dock area; a request for additional trashcans and pet trash bag dispensers; a question regarding the watering/irrigation of all of the anticipated new landscaping; a concern about the manner in which the walking trails are being maintained; a question regarding the capital reserves; a concern regarding communications from the board to the members; and a concern about the procedures for nominating directors.

There being no old business, the Chair asked if there was any new business or further concerns of the members present.

There being no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

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

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Written Consent to Action of the Board of Directors

January 3, 2017

The undersigned, being all of the directors of The Point at Lake Jeanette Association, Inc., a North Carolina nonprofit corporation (the "Association"), hereby unanimously consent to the adoption of the following resolution by this written action taken in lieu of a meeting in accordance with N.C. Gen. Stat. § 55A-8-21:

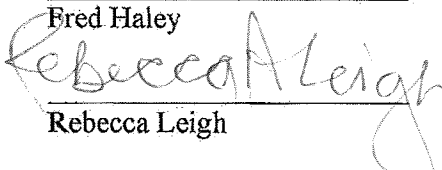
RESOLVED, that the minutes of the meeting of the annual meeting of the Association held on November 14, 2016 and attached hereto are hereby approved.

Effective as of the date written above.

\_\_\_\_\_  
Tom Anderson

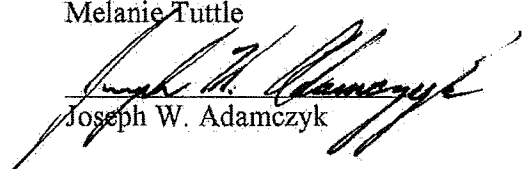
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Linda Fields

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Fred Haley

  
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Rebecca Leigh

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Ann Ruth

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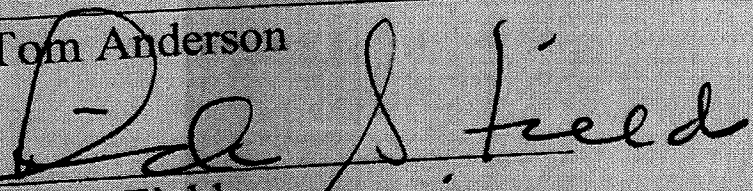
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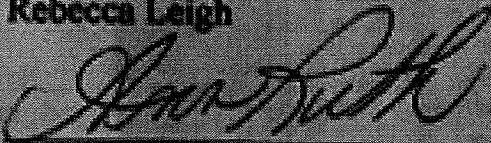
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