

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

February 27, 2017

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, February 27, 2017, at 5:30 p.m. at the Glenn McNairy Library, 4860 Lake Jeanette Road, Greensboro, North Carolina.

The following directors were present at the meeting: Joe Adamczyk, Tom Anderson, Fred Haley, Linda Fields, Rebecca Leigh, Ann Ruth, and Melanie Tuttle. Also in attendance was Scott Lambeth of Lambeth Management & Realty Company, the management company for the Association ("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 at 5:28 p.m. 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 first order of business before the meeting was the approval of the minutes from the last meeting of the board of directors. The minutes of the meeting of December 12, 2016, were distributed to the directors and reviewed by them. The directors approved the minutes of that meeting and directed that they be posted on the Lambeth Management website.

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

- He advised the Board that he is in the process of scheduling the concrete work to be completed by McGee Bros. on Cross Vine Lane.
- Scott Lambeth reported that he continues to work with the City of Greensboro on the issue of needed street repairs. Specifically, Rosebay Lane is being discussed with the City. He will continue efforts to obtain these repairs.
- Prior to the meeting, Scott Lambeth provided each board member with a copy of the City of Greensboro Hydrant Release Form. The board discussed the proposal from the City that would entail inspection by the Fire Department of all fire hydrants throughout the Point in April and October of each year at no cost to the Point (as opposed to paying a third party inspector). To do this, the City requires the release form that indemnifies the City from any damage to person or property.

The board approved the release.

- The main dock was the next item of discussion. Specifically, the need for sealing of the dock area. Scott Lambeth advised that a cost estimate of \$2,500.00 has been received. The directors approved this work at the current cost estimate. Also discussed was the need for repairs to the roof at the dock area. It was agreed that Scott Lambeth would obtain estimates of the cost to replace the roof with asphalt shingles, the cost for a shake roof, and the cost and feasibility of simply replacing the damaged shakes.
- Scott Lambeth also raised the current condition of the metal signs and posts in the Point. The board discussed replacing these signs to be consistent with all other signage throughout the property. Scott Lambeth will obtain quotes for the cost of replacing these signs and, alternatively, the cost of installing sleeves over the channel posts.

Fred Haley then provided the Board with a report from the Landscape Committee. Per Director Haley, the installation of all new shrubbery and trees is 90% complete. Certain plants not yet installed will be placed in the Spring. Director Haley has "walked the property," comparing the plantings with the plans developed last year. A few plantings have been relocated to accommodate the expected size of the shrub or tree. A discussion was held regarding the watering of these new plantings, which is being conducted by A&A. As a final item, Scott Lambeth confirmed that the annual review by a certified arborist of the Zelcova trees in Checkerberry and Thimbleberry Squares in accordance with the Zelcova tree guidelines has been completed for 2016.

The directors discussed and approved the Homeowner's Handbook, which will be distributed to homeowners via Constant Contact and made available on the Lambeth website.

The directors then discussed the following new items of business.

It was noted that the property at 9 Foxglove Lane has been sold and a new owner has taken possession.

The board also approved the renewal of the Management Agreement with Lambeth Management.

The board approved Bernard, Robinson to complete the annual audit of the Association.

Director Haley provided an update to the board regarding North State Communications and the installation of fiber optic cable throughout the property. It was reported that at this point, all surrounding public streets have had the cable installed. North State will schedule installation in the Point upon receiving authorization from the board. The board approved this action and authorized Scott Lambeth to communicate

this to North State. It was noted that the installation may not occur until 2018.

The next item of discussion was 111 Checkerberry, where the homeowners, without approval from the Architectural Control Committee ("ACC"), have painted the brick walls at the culvert that runs under the driveway. A request for approval was received by Lambeth Management on February 27, 2017 and forwarded to the ACC.

Also discussed was 12 Foxglove Lane, where the homeowners installed a swing set and plastic playhouse. It was noted that the ACC approved the swing set but did receive a request about the playhouse.

It was also decided that when Lambeth Management receives requests for approval for changes to any property, in addition to forwarding the requests to the ACC for action, a copy will also be forwarded to the board, thereby allowing the board to be aware of all requests.

A discussion was held regarding the parking procedures of the landscapers while on the property. Specifically, it was noted that the trucks are being parked on the grass, causing damage to the landscape. Scott Lambeth will contact SouthernScapes and advise of the need to remedy this practice.

Director Adamczyk raised concerns regarding the need for painting and repair of signage and a fire hydrant at the entrances to the Point. As these are maintained by the master association, it was agreed that Scott Lambeth will take this issue to the management company for the master association.

Also discussed was lighting throughout the common area. It was noted that some of the lighting is not working or working inconsistently. Scott Lambeth will have an electrical contractor address these issues.

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 David Rosenstein, Judith Johnson, David Smith and Georgetta Denhardt.

The following matters were brought to the attention of the Board:

The status of 9 Foxglove Lane;  
Communications from the Board of Directors; and  
Landscaping.

President Tuttle thanked the homeowners for their attendance and input and noted that the directors would discuss their concerns at upcoming meetings.

There being no further business, the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

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

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

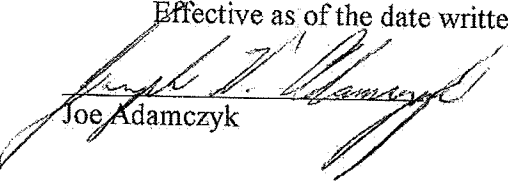
Written Consent to Action of the Board of Directors

March 21, 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 board meeting of the Association held on February 27, 2017 and attached hereto are hereby approved.

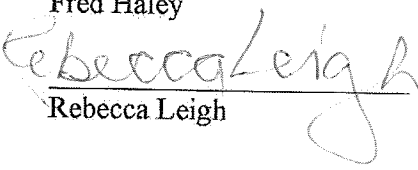
Effective as of the date written above.

  
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Tom Anderson

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Rebecca Leigh

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Ann Ruth

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Melanie Tuttle

From: Linda Fields lindaone@bellsouth.net  
Subject: Res.  
Date: 3/21/17 3:43 PM  
To: rebecca@leighlaw.com

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Written Consent to Action of the Board of Directors  
March 21, 2017

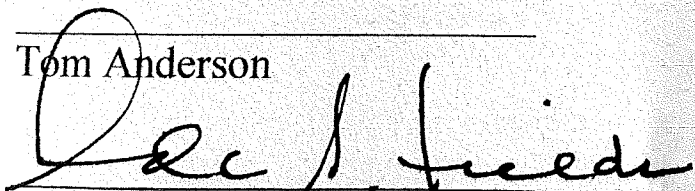
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Joe Adameczyk

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Tom Anderson

  
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Linda Fields

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Fred Haley

From: fhaley@att.net  
Subject: Signed resolution!  
Date: 3/21/2017 3:03 PM  
To: Rebecca Leigh rebecca@leighlaw.com

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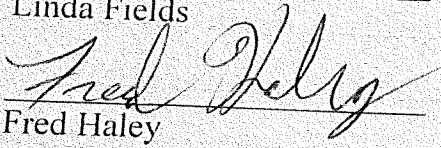
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Rebecca Leigh

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Ann Ruth

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Melanie Tuttle



From: Ann Ruth ann.ruth@me.com  
Subject: Signed consent.  
Date: March 22, 2017, 1:36 PM  
To: Rebecca Leigh rebecca@leighlaw.com

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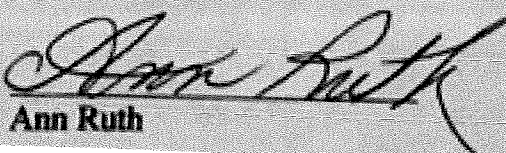
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Linda Fields

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Fred Haley

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Rebecca Leigh

  
Ann Ruth

From: **Melanie Tuttle** mstuttle54@gmail.com  
Subject: **Written Consent**  
Date: 03/21/2017 5:00 PM  
To: **Rebecca Leigh** rebecca@leighlaw.com

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