

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

July 24, 2017

A special meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, July 24, 2017 at 5:00 p.m. at 4 Checkerberry Square, Greensboro, NC.

Present at the meeting were Joe Adamczyk, Tom Anderson, Rebecca Leigh 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.

The minutes of the meeting held June 19, 2017 were approved by the directors present and will be posted to the Lambeth Management website.

The first item of business was to address the landscaping concerns received from a homeowner relating to maintenance and pruning. It was noted that the concerns have been forwarded to Lambeth Management, the Indigo board of directors and the Landscape Committee. The board agreed to ask the homeowner to join the Landscape Committee. It was agreed that Fred Haley would be contacted to facilitate this addition to the committee.

The next item of business was consideration of the request of a homeowner on Cross Vine Cove relating to the installation of a window air conditioning unit. The homeowner currently has the unit installed in a window of the garage facing the street for which prior approval was not obtained. Lambeth Management had previously communicated with the homeowner asking that this unit be removed. The homeowner has submitted a formal request that it be allowed to stay in the window. Because the request raised other issues involving this and another homeowner that the board addressed more than a year ago, the Architectural Control Committee asked that the board consider the request. After review of the request and considerable discussion the board agreed that it would deny the request and instructed Lambeth Management to notify that homeowner that the unit must be removed. The board further agreed that a unit installed by a homeowner on Checkerberry Lane must be removed as well and instructed Lambeth Management to notify that homeowner of the board's decision.

The board then again discussed the ongoing issue with homeowners failing to comply with the covenants, rules and by-laws of the Association. Previous

correspondence has been sent to all homeowners reminding them of the need to obey the covenants and has not resulted in compliance. A further general reminder was sent earlier this year via "Constant Contact". A number of homeowners have failed to comply with the requirement that garbage cans be stored out of sight. It was agreed that demand letters will be sent to individual homeowners violating the rules regarding storage of the garbage cans to have the violation corrected. It was also noted that if a homeowner wishes to build a fence or other structure to screen their trash cans from view, their plans will have to be approved by the Architectural Control Committee.

There being no further business, the meeting was adjourned at 5:35 p.m.

Respectfully submitted,

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