THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the 2020 Board of Directors June 8, 2020

A meeting of the Board of Directors of The Point at Lake Jeanette Association, Inc., a North Carolina nonprofit corporation (the "Association"), was held on Monday, June 8, 2020 at 6:00 p.m. In accordance with CDC guidelines during the COVID-19 pandemic the meeting was conducted by video conference. The meeting was announced in advance on May 27, 2020 as required by the Association By-Laws. Homeowners were given the opportunity to ask questions or offer comments by email prior to the meeting.

In attendance were Board Members:

David Rosenstein, President 8 Cross Vine Cove davergso@hotmail.com Rebecca Leigh, Vice President 8C Indigo Lake Terrace rebecca@leighlaw.com Debby Reynolds, Treasurer 21 Rosebay Lane debbyl@mindspring.com Susan Shadis, Secretary 302 Cross Vine Lane s.shadis@mac.com Joe Adamczyk 401 Cross Vine Lane jwadamczyk@sdvcommandsource.com Alma Holland 4 Foxglove Lane axhollan@gmail.com Robin Stiles 5 Indigo Lake Terrace drcstiles@gmail.com

Also in attendance was Matt Peel of Lambeth Management.

The Board President, David Rosenstein, called the meeting to order at 6:04 p.m. A quorum was present so the meeting could proceed. The minutes of the last meeting on April 13, 2020 were approved by unanimous email consent and posted on the webpage at <a href="https://example.com/proceed-neeting-neetin

MANAGEMENT AGENT REPORT, MATT PEEL

The Lambeth Management Report includes updates of old business activities.

Landscape Project Completed

The \$7,000 landscape project approved in October 2019 has been completed.

- The project description and budget can be found in the February Board minutes.
- A one-year warranty is guaranteed by the maintenance contract.
- Two circles in Indigo need additional consideration in the project. \$350 will be used to enhance both circles.
- Debby Reynolds and Matt Peel will meet the week of July 15, 2020 to walk to and discuss the circles.
- · Matt Peel will compile an updated list of plants and work in the \$7,350 project for the Board meeting minutes.

Sidewalk Repair

The Board has become aware that some of the sidewalks throughout the Point have become uneven or damaged by roots, settlement or other causes. The Board determined that a review of the condition of the sidewalks throughout the Point should be undertaken and repairs made as required using a phased approach to establish the priorities of work to be done.

- · Phase One will begin in Thimbleberry and Checkerberry Squares.
- Rebecca Leigh made a motion to spend \$6,900 to mitigate the sidewalk damages at both squares and Debby Reynolds seconded the motion.
 The motion carried.
- Phase Two will include the identification of additional damaged sidewalk conditions and recommend the appropriate action to mitigate any problems.

Fence Repair

The Board recognizes the importance of maintaining all common areas in The Point. It is the desire of the Board to preserve the special characteristics of Thimbleberry and Checkerberry Squares without harming the Zelkova trees.

- · Lambeth Maintenance will shave fences and replace fence posts as needed.
- Debby Reynolds made a motion and Alma Holland seconded the motion to spend \$1,820 to hew Zelkova trees and roots to mitigate fence and gate damages. The motion carried.

Streetlight Improvement to Provide Appropriate Light Levels and Uniformity

Streetlights to improve safety and provide uniform lighting along Checkerberry and Thimbleberry Alleys will be installed by Duke Energy this summer. The new streetlights will match existing street lamps throughout the Point. Before installation begins, new street lamp locations will be flagged and association members who may be impacted by the installations will be contacted by Lambeth Management.

- Thimbleberry Alley—Three street lamps will be added to promote safety for drivers, riders, and pedestrians. A one-time installation fee of \$500 will be charged in addition to a \$28.06 fee per light per month.
- Checkerberry Alley—Street lamps that better conform with the lights in place throughout the Point will be installed this summer replacing the
 existing streetlights. There is no installation charge for the Checkerberry street lamps but there will be an additional \$28.06 fee per light per
 month.

Tree Removal in Point Park

Tree removal in Point Park has been completed with an inspection to take place on June 9, 2020 by Lambeth Management.

- · A request was made to groom, reshape, and remove all debris where the trees were removed.
- · Mulch from the trees was relocated to the dry dock where the Point and other Lake Jeanette communities access free mulch.

Stormwater Control Measures (SCMs) and Bio-cell Compliance

As soon as the weather permits work will be done to bring all of the bio-cells and stormwater control measures into compliance with the requirements of an inspection report issued by the City of Greensboro. A motion was made by Joe Adamczyk and seconded by Debby Reynolds to hire a vendor who has experience in SCM remediation at the Point for \$10,525. The motioned carried.

- The Board discussed the need to schedule consistent maintenance and to timely resolve deficits to remain in compliance.
- · The Board agreed proper operation and effectiveness of the SCMs is critical to the safety and well-being of the Point and its residents.
- Plats with the SCM locations are located at the end of these minutes in Attachments 1-4.

Concern and Request Form Update

Matt Peel briefly discussed homeowners' concerns and request forms submitted in May.

 The Board is working with Lambeth Management to better track progress and accountability in addressing concerns and maintenance issues in a timely manner.

- The Board and Lambeth may consider requiring written requests for action in lieu of phone calls to keep an accurate record of communications to better track details and follow up.
- There are approximately 25% of the homeowners who are not registered as part of the Association Constant Contact communications network. Lambeth will reach out to those homeowners to encourage their participation or to opt out of Association communications.

Architectural Control Committee (ACC) Activity Report and Update for May

OTHER OLD BUSINESS

Low Voltage Lighting Replacement and Repair

The Board and Lambeth Management worked together to select a vendor to provide landscape lighting replacement and maintenance throughout the Point.

- · Joe Adamczyk developed a vendor selection process to review costs, requirements, quality, and reliability.
- The top-ranked vendor will meet with Joe Adamczyk and Matt Peel to negotiate the final details, contract elements, and ensure the Association's primary needs are included in the contract.

Webpage Update

Webpage updates were communicated to the Board via email on May 7, 2020 and revisions are in process.

Rock the Point March 2-9 Contest

The Board discussed the first community involvement contest, Rock the Point. There was significant positive feedback from the homeowners and other activities will be considered in the future. The results of the contest and pictures are available in the Point Newsletter distributed to homeowners and posted online.

Safety Awareness

The Community Watch (CW) Committee needs one representative from Cross Vine Lane and one from Cross Vine Cove. The Community Watch Committee will sponsor National Night Out scheduled for Tuesday, August 4, 2020 at 6:00 PM at Thimbleberry Square. The event gives residents and emergency personnel including police officers and firefighters a chance to get to know each other.

NEW BUSINESS

Architectural Control Committee (ACC) Appointment

The Board unanimously approved the appointment of Linda Carey who is a resident of Rosebay to fill a vacant seat on the ACC.

Bulk Emails

The Board discussed the purpose of bulk mailings to Association members and guidelines for their use. The Board determined that all bulk emails should:

- · Be used for only Board business.
- · Be approved by the Board before distribution.

The Point Dock Cleaning, Repair and Sealing

Matt Peel of Lambeth Management will review the Point dock warranties and, if necessary, seek bids from companies to inspect, clean, repair and seal the Point dock.

Irrigation Systems at Indigo at the Lake, Checkerberry and the Pergola

- A concern was voiced about the irrigation system at the entrance signs to Indigo and Checkerberry and at the Pergola at the intersection of Checkerberry and Cross Vine Lanes. Questions and statements included:
 - · Who installed the irrigation system at those locations?
 - · Have the three locations received an annual maintenance check in 2020?
 - The three systems need to be on a regular schedule.
 - · Rain sensors should be installed to save water.

Solicitation Sign at Entrances

- · A Board member requested signs advertising towing services be removed from both entrances.
- The Board agreed and requested the Lambeth Management remove the signs as soon as possible.

Parking at Point Park

- · An Association member made an email request to replace the sign at Point Park stating vehicles cannot park in the drive.
- The sign will be installed by June 19, 2020.
- · Parking is allowed in the driveway or park after contacting for use of the park and receiving permission from Lambeth Management.

The next Board Meeting will be on August 10, 2020 at 6 p.m. in a manner consistent with the then current State guidelines for public meetings during the coronavirus pandemic.

There being no further business, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

/s/ Susan Shadis Susan Shadis Secretary

Approved by The Point at Lake Jeanette Board of Directors on June 19, 2020.

To view archived minutes go to The Point's Meeting Minutes.







