

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.
Meeting of the 2020 Board of Directors and Association Members
February 10, 2020

A Meeting of the Board of Directors and members of The Point at Lake Jeanette Association, Inc., a North Carolina nonprofit corporation (the "Association"), was held on Monday, February 10, 2020 at 6:00 p.m. at the Lake Jeanette Swim & Tennis Club, 5040 Bass Chapel Road, Greensboro, North Carolina.

Present 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 present was **Matt Peel** of Lambeth Management. Homeowners Association (HOA) Members attending the meeting included Myra Propst of Indigo Lake Terrace and Helen and Wick Van Wagenen of Laurel Cove.

The Board President, David Rosenstein, called the meeting to order at 6:04 p.m. Based on the number of Board and Association Members in attendance and the Association's bylaws it was determined a quorum was present and the meeting could proceed. The Board Meeting minutes of November 18 and December 11, 2019 as well as the Annual Meeting minutes of November 18, 2019 were approved via email to conserve meeting time and to expedite posting online at the [Lambeth website](#) on [The Point Page](#).

The Board, Lambeth Manager, and Association Members discussed old and new business as they pertained to The Point.

OLD BUSINESS

Fence Maintenance at Checkerberry and Thimbleberry Square

The Board recognizes the importance of maintaining all common areas of The Point. They recognize that Checkerberry and Thimbleberry Squares are unique common areas seen and visited by many. It is the desire of the Board to preserve the Squares' special characteristics without harming the Zelkova trees.

- Fence repairs are completed and pressure washing and painting are to begin as soon as the weather permits.
- Zelkova trees and their roots have damaged some sections of fence.
- The Board will further examine how to remediate the fence while maintaining the properties of the trees.
- More information about the preservation and maintenance of the trees can be found at [Guidelines for Maintenance and Preservation of Zelkova Trees](#) on the Point webpage.

Low Voltage Lighting Maintenance

- Three landscape lighting companies have submitted bids for the Point's low voltage landscape lighting project.
- A place marker for the landscape lighting project is in the 2020 capital budget.
- Joe Adamczyk will work with Matt Peel of Lambeth Management to define a scope of work (SOW) to clearly document the lighting project requirements, milestones, deliverables, end products, documents and reports that are expected to be provided by the vendor.
- The SOW will be submitted to the three lighting companies no later than March 20, 2020.

Street Light Repair and Maintenance

- Street lights are not repaired or maintained by The Point.
- To report an outage or problem with a street light email [Matt Peel](#) who will submit a work order to Duke Energy.
- Homeowners may also report a street light outage or problem using an interactive map at [Street Light Repair](#). The interactive map allows homeowners to identify the problem street light with a click and request a repair.

Landscape Maintenance and the Homeowner's Association

- Board Members and Matt Peel of Lambeth Management undertook a study of plants and landscape improvements in a two-day walkthrough in October 2019. The baseline study can be found in *Attachment #1, page 3*.
- Rebecca Leigh reminded the Board to take into consideration that landscape plans for [Indigo at the Lake](#) are separate from the Point's landscape plans.
- After the Board's discussion of the study, a motion was made by Rebecca Leigh and seconded by Debby Reynolds to spend \$7,000 to begin the landscape improvements. The Board's motion is pending clarification on numbers six and seven.
- The management company will negotiate a maintenance contract with at least a one-year warranty with the landscape company. Planting times will be determined by the landscapers based on what is best for the respective plants and shrubs.

The Point Dock Benches and Chairs

- Lambeth Management will clarify that broken chairs and benches will be removed from the Lake Jeanette HOA's three docks with the gazebos before spring. The Laurel Cove Park dock is a property of The Point.
- The Point Association Members may place seating on the three docks at their own expense if it is approved by the Lake Jeanette Homeowners Association (i.e., benches or chairs colors of nature).

Trail Improvements and Maintenance

- The mulch depth has made it difficult for some walkers to navigate the trail.
- As the current mulch decomposes, The Point trails will return to a groomed natural state to ensure continued safe, comfortable access to homeowners and guests. Trails will be maintained and repaired as needed which should result in a significant savings.
- A small number of trees along the trail were damaged while mulching occurred at the beginning of 2020. Lambeth Management will contact the mulch contractor to share photos of the damage and to discuss restitution of the trees.

Tree Inspection

- Three tree companies have been contacted to determine the health of trees in The Point.
- Three trees were marked as dead or diseased in Laurel Cove Park.
- Lambeth Management will contact the companies, compare the bids and make the Board aware of the costs to remove the trees marked with an orange tag at the Laurel Cove Park.

Biocell Mulching and City of Greensboro Guidelines

- Concern was voiced regarding the pine straw erosion around the Biocell near the Laurel Cove Park.
- Guidelines for mulching and vegetation growth around Biocells can be found on the City of Greensboro [Stormwater Control Measures](#).

NEW BUSINESS

The Point Webpage

- The Board supported a study of the The Point's webpage to enhance a sense of community and to make the webpage more accessible and convenient.
- All changes will be compatible with The Point's governing documents.
- Joe Adamczyk, Rebecca Leigh, and Susan Shadis will work to consolidate all forms, archived information, and items of interest in one location. The suggested improvements will be presented to the Board on April 13, 2020.

REQUESTS FROM HOMEOWNERS

Dog Park, Community Garden, and Fiber Optic Communication Access

A homeowner requested that the Association consider a dog park and community garden. The Board decided that it was not in the best interest of the Association to pursue a dog park. The board also suggested that interested Association Members form a grass roots committee to investigate a community garden and report their findings and proposal to the board. If you are interested in serving with these individuals, please contact Lambeth Management through a [Concern or Request Form](#). Be sure to include your committee of interest. A question about availability of Fiber Optic communications from North State or another provider was raised. Based on the most recent information from North State and AT&T there is no fiber optic based service available in The Point. Lambeth Management will continue to monitor the situation and check for availability going forward.

ONGOING

Roadside Barriers

A study to develop guidelines for roadside barrier use in The Point near the entrances including, selection of barrier types that are safe and appropriate for the environment, and design and placement criteria was discussed. Individual concerns about aesthetics and environmental conditions such as excessive rain will continue to be researched and thoughtfully considered.

Architectural & Landscape Request Procedure

Please follow the steps in the Governing Documents before making any changes or modifications to the exterior of your home. The steps are outlined in *Attachment #2, page four*.

The next Board Meeting is on April 13 at 6 p.m. at the Lake Jeanette Swim and Tennis Club, 5040 Bass Chapel Road.

There being no further business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

/s/ Susan Shadis
Susan Shadis
Secretary

Approved by The Point at Lake Jeanette Board of Directors on February 23, 2020.

To see future or archived minutes scroll down to Meeting Minutes on [The Point Page](#).

Matt Peel's Email to the Point Board on 1/29/2022 From The Point's Landscape Company 11/2019

The following are prices for the items we looked at this week:

- 1) Dutchmans Pipe circle, plant 1 Susanqua Camellia, and 7 Carissa Hollies, \$425
- 2) Rosebay 1st Circle:
 - plant 4 Loropetalum, \$300
 - hard prune the Burning Bushes, \$405
 - remove the group of Juniper in front of the Burning Bushes, \$270
- 3) Roesbay circle(lower), plant 7 Loropetalum and 2 Susanqua Camellias, \$675
- 4) Indigo (upper circle), plant 5 Carissa Hollies, \$250
- 5) Checkerberry Ln/Sundew Ln split, along the concrete trail sidewalk, North of the road, down to the Indigo entry, remove all dead or unsightly groupings of Juniper, \$995
- 6) Bearberry Ln/Checkerberry Ln intersection columns, need more info here to price*
- 7) Crossvine Ln/Bearberry Ln intersection bed, need more info to price*
- 8) Bearberry Circle island, plant 1 Loropetalum and 2 Ferns, \$195
- 9) Foxglove Ln entry plantings, plant 3 Otto Luyken Laurels rt side and 2 Junipers on the left, \$345
- 10) Fill old plant holes along sidewalk across from the Foxglove Ln entrance, \$0
- 11)
 - 6 Checkerberry Square, plant 3 Nandina, \$180
 - 8 Checkerberry Square, plant 6 Nandina, \$360
 - 12 Checkerberry Square, plant 2 Nandina, \$120
 - 18 Checkerberry Square, plant 4 Nandina, \$240
- 12) Crossvine Cove Circle, plant 2 Carissa Hollies, \$100
- 13) Laurel Cove columns, plant 20 Variegated Liriope, \$300
- 14) Laurel Cove Circle(Upper/South), plant 20 Variegated Liriope, 3 Compacta Hollies, and 2 Loropetalum, \$630
- 15) Laurel Cove Circle(Lower/North), plant 20 Variegated Liriope, 3 Juniper, \$480

Architectural & Landscape Modification Request Form and Procedures

As nice weather and spring temperatures increase, many Point homeowners will be building and planting new additions to their property. Before beginning these projects or any modifications, it is important to obtain the proper approval in order to maintain the aesthetic harmony of The Point. The Point Board of Directors and the Architectural Control Committee would like to remind everyone of the easy-to-follow steps for properly adding or removing anything to your property.

1. Visit the [Architectural Modification Request Form](#) at the bottom of [The Point Page](#) at the Lambeth website. This form can be used for both Architectural and Landscaping requests.
2. Fill out the form and provide all of the required information (design drawings, plans, pictures, contractor information, etc.) and email it to [Tiffany Hanlon](#) of Lambeth Management.
3. Await a response of approval from the Architectural Control Committee sent via Lambeth Management before beginning any work. Most answers are returned within a week, but depending on the request, it could take up to 30 days to receive your response so please plan accordingly.