

## THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the 2020 Board of Directors

April 13, 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, April 13, 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 two weeks in advance on March 30, 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	<a href="mailto:davergso@hotmail.com">davergso@hotmail.com</a>
Rebecca Leigh, Vice President	8C Indigo Lake Terrace	<a href="mailto:rebecca@leighlaw.com">rebecca@leighlaw.com</a>
Debby Reynolds, Treasurer	21 Rosebay Lane	<a href="mailto:debbyl@mindspring.com">debbyl@mindspring.com</a>
Susan Shadis, Secretary	302 Cross Vine Lane	<a href="mailto:s.shadis@mac.com">s.shadis@mac.com</a>
Joe Adamczyk	401 Cross Vine Lane	<a href="mailto:jwadamczyk@sdcvcommandsource.com">jwadamczyk@sdcvcommandsource.com</a>
Alma Holland	4 Foxglove Lane	<a href="mailto:axhollan@gmail.com">axhollan@gmail.com</a>
Robin Stiles	5 Indigo Lake Terrace	<a href="mailto:drcstiles@gmail.com">drcstiles@gmail.com</a>

Also in attendance was [Matt Peel](#) of Lambeth Management.

The Board President, David Rosenstein, called the meeting to order at 6:03 p.m. All Directors were in attendance so a quorum was present and the meeting could proceed. The minutes of the last meeting on February 10, 2020 were approved by unanimous email consent and posted on the webpage at [The Point Page](#).

### LAMBETH MANAGEMENT REPORT

The Lambeth Management Report includes updates of old business activities listed below.

#### Financial Report for March

1. Matt Peel of Lambeth Management clarified a query about past-due assessments and late charges.
2. A concern about the significant increase in office expenses was expressed. Matt Peel explained:
  - The budget overage for office expenses was due to the copying and mailing of the January packet consisting of the Board meeting minutes, President's letter and Point Newsletter sent through a local printing store which had significantly increased their prices without notice. The stamps and envelopes also contributed to the overage.
  - Lambeth Management is in the process of reviewing alternative providers for printing and mailing services.
3. The Board expressed concern that a large portion of the HOA annual labor budget was spent in the first three months of 2020. Matt Peel explained the expenditures.
  - The Lambeth maintenance fee for repairing the gates and installing the pet stations was an additional cost not included in the budget. The fence maintenance and painting are budgeted in Capital Expenses and will be reclassified.
  - The electrical repairs completed at the beginning of the year at The Point dock were unavoidable due to safety concerns.
4. A request to review line items in the landscaping budget was made by the Board.
  - Items such as landscaping, landscaping shrubs, plant replacement and flowers need to be reclassified to more easily show which areas and costs absorb the bulk of the Association's funds.
  - The landscape budget should also be revised to identify the expenditures in these areas related to the Capital budget.

#### Landscaping Project to Begin April 17

A \$7,000 landscaping project was approved in October 2019. The project description and budget can be found in the January Board minutes.

- Matt Peel negotiated a landscape company whose maintenance contract guaranteed a one-year warranty. Planting will begin on April 17, 2020.
- Two circles in Indigo at the Lake were not adequately considered in the walkthrough. Debby Reynolds made a motion to increase the budget to \$7,350 to include the two circles in the scope of work. Joe Adamczyk seconded and the motion carried unanimously.
- Plants at the front of The Point will be completed before the end of spring.

#### Sidewalk Repairs Necessary Due to Zelkova Root Damage

- Root damages to sidewalks have caused the concrete to lift and buckle in some areas in the Point causing safety and aesthetic issues.
- Matt Peel advised that two companies provide estimates for sidewalk repairs at Checkerberry and Thimbleberry Squares. The proposals will be presented to the board for consideration.
- The Board suggested the Zelkova yearly inspections and long-term plans need to be addressed.
  - Cutting the roots back is a temporary solution.
  - Replacing the trees may be necessary for a more permanent cost-saving solution.
- A Board member asked for a safety inspection of the sidewalk across from Indigo near Foxglove.

#### Fence Repairs Necessary Due to Zelkova Root Damage

- Matt Peel advised there is a simple repair for fences which can be done by Lambeth maintenance staff.
- The fence pickets can be shortened to provide more space for the roots.

#### Street Light Repair and Replacement by Duke Energy

- Five streetlights along Checkerberry Alley are construction light poles and need to be replaced or repositioned.
- Duke will work with the City to upgrade the lights with ones similar to the existing Point streetlamps. There will be no charge to replace the poles. There will be an additional \$28.06 per light per month.
- The addition of Point lamps around Thimbleberry Alley and repositioning the Checkerberry Alley is being priced by Matt Peel.

### **Tree Removal in the Point Park**

- The removal of three trees marked as dead or diseased in Point Park has been approved by the Board. Rebecca Leigh made a motion to remove the trees and stumps. Alma Holland seconded the motion.
- Lambeth Management will contact the selected company to ensure work begins promptly.

### **Damaged Bench Removed from the Lake Jeanette Dock**

- Lambeth Management clarified that the Lake Jeanette (LJ) HOA is responsible for the neighborhood wooden docks and associated gazebos. Any benches placed on those docks are the responsibility of the Point Association and must comply with lake front aesthetics.
- Board members suggested benches similar to the benches at the Point Park dock be added to the LJ HOA docks.
- Matt Peel will contact the LJ HOA then proceed with a cost estimate for buying and installing a bench on each of the three docks.

### **OLD BUSINESS**

#### **Low Voltage Lighting Repair**

- Low voltage lighting repair was discussed at the 2019 HOA Annual Meeting on November 19, 2019 and place marked in the 2020 capital budget.
- Joe Adamczyk is currently working with Lambeth Management to secure bids and develop a schedule with a detailed line by line comparison of the three bids received.
- Board members will review and discuss the analysis and decide on the most cost effective solution to repairing or replacing the existing low voltage lighting while enhancing the ambience of The Point.

#### **The Point Webpage Revisions**

The Board agrees a good HOA webpage communicates effectively and brings us together as a community. The webpage should:

- Be all inclusive while being easy to use
- Reduce printing, mailing and administrative costs
- Provide 24/7 access to relevant neighborhood information
- Provide insight to website visitors on the benefits of living in The Point

The Board is currently undergoing research into ways to enhance the webpage with clarity and ease of use.

#### **Enhancement of Architectural Control Committee (ACC) Process**

The board recognizes the importance and contribution of the Architectural Control Committee. The board has begun a review of the Architectural Control process to ensure the process is clear for all residents and fully documented.

### **NEW BUSINESS**

#### **Entrance Signs**

Signs to thank health care workers and first responders will be placed at The Point entrances.

#### **The Point Park Dock Signs for Covid-19 Awareness**

Signs will be posted at The Point Dock Park entrances to encourage compliance with CDC Guidelines and Federal, State, and Local Directives. Robin Stiles made a motion for the Board to fund the signs. The motion was seconded by Debby Reynolds.

### **OTHER**

#### **Mobile Speed Sign**

The Neighborhood Watch solicited a mobile speed sign from the City to help Point residents become more aware of speeding infractions. The Point is unable to have the temporary mobile sign because Point roads are zoned as private streets.

#### **Maintenance Concerns Expressed by Residents**

The grass at the Point Park should be mowed on a more frequent basis with higher use of the Point Park during the pandemic,

#### **Valve Box Cover at Cross Vine and Checkerberry Lanes**

There is an uncovered irrigation valve box at the pergola at Cross Vine and Checkerberry Lane which creates a safety hazard. Lambeth will correct by the end of the day on Tuesday, April 14, 2020.

The next Board Meeting is on June 8, 2020 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 7:30 p.m.

Respectfully submitted,

/s/ Susan Shadis  
Susan Shadis  
Secretary

Approved by The Point at Lake Jeanette Board of Directors on April 22, 2020.

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