

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the 2019 Board of Directors

August 19, 2019

A meeting of the Board of Directors of The Point at Lake Jeanette Association, Inc. was held on Monday, August 19, 2019, at 6:00 p.m. at the Lake Jeanette Swim & Tennis Club.

Present were Board Members: Joe Adamczyk, Tom Anderson, Rebecca Leigh, Debby Reynolds, David Rosenstein and Susan Shadis. Also attending was Matt Peel of Lambeth Management.

The Board President, Tom Anderson, called the meeting to order at 6:01 pm. Based on the number of Board Members in attendance and the Association's bylaws, it was determined a quorum was present and the meeting could proceed. The minutes of the June 19, 2019 Board Meeting were approved via email to conserve meeting time and to expedite posting online at <http://lambethmanagement.com>.

The Board and Lambeth Manager discussed the financial report, old business, and new business as it pertained to The Point at Lake Jeanette.

FINANCIAL REPORT

- Receivables totaling \$4,000 are higher than average this month according to Manager Matt Peel.
 - Three notices have been sent to residents who are in arrears.
 - One case has been submitted to an attorney.
- Landscaping is higher than average this month due to planting flowers at the guard house and roundabout entrances.

OLD BUSINESS

Cameras at the Front Entrances

- Cameras at the entrances have been put on hold.
 - All Board Members believed The Point is a low-crime area.
 - Some Board Members believe cameras are a deterrent to crime.
- A Board Member stated that Greensboro Police have not supported the effectiveness of cameras.
 - Police may not always review the tape.
 - Cameras may lead to a false sense of security because not all entrances are monitored.
- All Board Members agreed residents should report anything suspicious: "If you see something, say something."

Laurel Cove Dock Reservation Approval

- Two residents have reserved the dock and adjacent green space.
- The gates will be opened at the two requested times for parking on the mulched area.

Landscape Proposal (see Attachment 1, pages 1 and 2)

- Landscaping proposals at the entrances were emailed to the Board early in August.
- Tom Anderson suggested the planting should begin in the fall.
- The Board unanimously agreed to plant perennials in the fall of 2019 at both entrances at a onetime cost of \$4,000 to help offset the cost of planting annuals every year.

Trail Improvement

- Bids were submitted by two companies to improve and remulch The Point's trails that were last mulched in 2016.
- A motion was made by Rebecca Leigh and seconded by Joe Adamczyk to approve \$25,500 for trail improvement.
- The Board unanimously voted to grade some areas as necessary and mulch all of The Point's trails.

Mailbox Painting and Standardized Numbering

- Mailbox painting and numbering have been put on hold.
- Dutchman's Pipe and Indigo cannot use dues to pay for mailbox improvement of others.
- Standardized numbers for mailboxes will be discussed in a letter from Lambeth Management. Residents should expect the letter by September 30.

Low Voltage Lighting Maintenance

- Lambeth Management Maintenance is unable to provide service for the low voltage lighting in The Point.
- Matt Peel has a meeting with a lighting company on August 23, 2019 to discuss the services they are able to provide.
- After the Board learns of the company's services, a decision will be made about how to repair and maintain the current lighting in The Point.

Fence Maintenance at Checkerberry and Thimbleberry Square

- Quotes for pressure washing and painting the fences at Checkerberry and Thimbleberry Squares have been received from two companies.
- Matt Peel is in the process of getting other quotes so the Board can determine the best way to proceed.

Landscape

- Fred Haley, Landscape Committee, and Tracy McLean-Scocuzza, Board Member, will perform a walk through ensuring all dead plants are replaced and The Point is beautiful at all times.
- Holes along Checkerberry where boxwoods were replaced after dying will be filled by Lambeth Maintenance. The boxwoods will not be replaced because they failed to live in that area.

Paving of Roads in The Point

- The Board agreed the newly paved roads and the work of the contractor was exemplary.
- The City of Greensboro informed the board that no additional road work was planned in The Point in the 2020 budget.
- The Board will investigate the official protocol for requesting paving on the other side of The Point.

Parking Concern Letter

- Lambeth Management will send a letter to selected residents regarding car parking.
- The letter will emphasize the need to talk personally with a neighbor if there are parking concerns.
- Emailing the property manager, Matt Peel at matt.lmgmt@gmail.com, or calling the Lambeth Management office at (336) 288-4944 is suggested if a problem cannot be solved neighbor to neighbor.

Thank You to First Responders and Linda Fields

- The Board acknowledged Linda Fields and the residents of The Point who entertained and fed the First Responders at the August picnic.
- The First Responders were thanked for their service and dedication to Greensboro and our community.
- The First Responders picnic will be a line item in the 2020 budget.

NEW BUSINESS

Dog Station with Trash Can

- A dog station with attached trash can will be installed at the park area in Checkerberry Square.
- A dog station trash can will be added to the pocket park at the roundabout entrance.
- Lambeth Maintenance will refill bags and empty trash regularly.

Landscape Committee

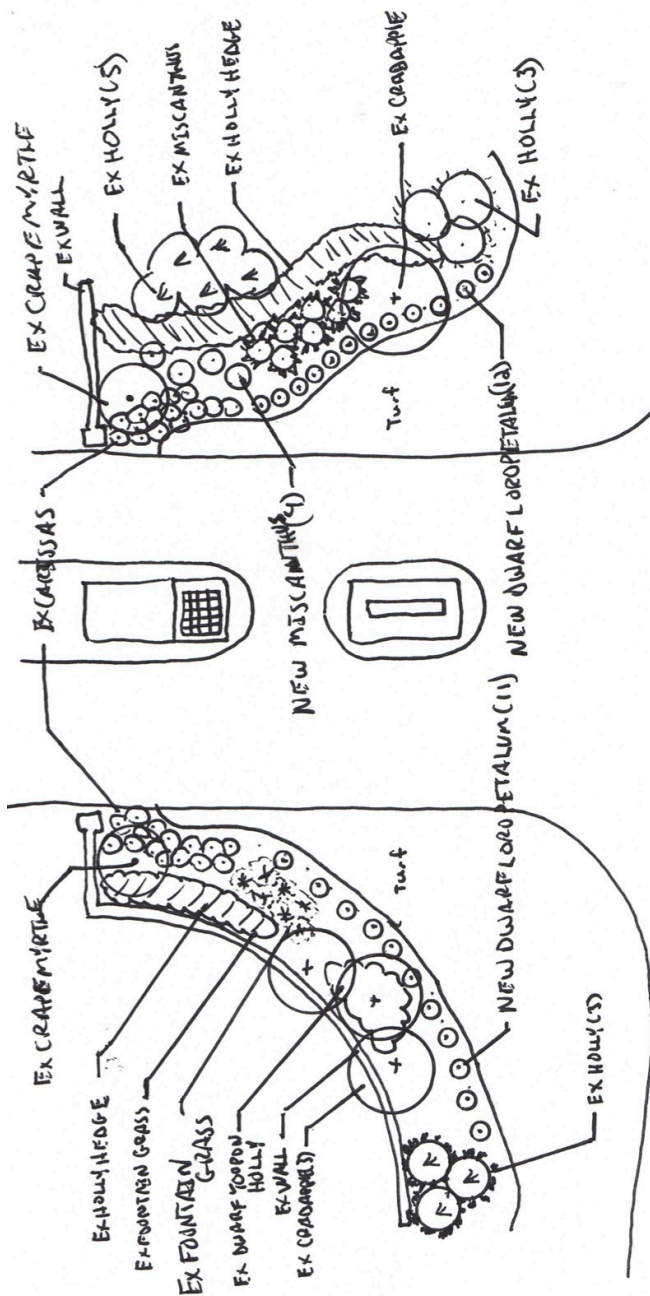
- Matt Peel will contact three residents who were suggested by Board Members to serve on the Landscape Committee.

It was noted that the next Board Meeting will be held on October 14, 2019. The tentative location for the meeting is the LJ Swim and Tennis Club.

There being no further business, the meeting was adjourned at 6:56 pm.

Respectfully submitted,

/s/ Susan Shadis
Susan Shadis



THE POINT
LAKE JEANETTE
• Entry side beds, Landscape improve ments
NORTHHEIM ST + CHECKERBERRY LN.
GREENSBORO, NC

