

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

A meeting of the Board of Directors and Association Members of The Point at Lake Jeanette Association, Inc., a North Carolina nonprofit corporation (the "Association"), was held on Monday, August 10, 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 July 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 Point Association Board of Directors including: President, David Rosenstein; Vice President, Rebecca Leigh; Treasurer, Debby Reynolds; Secretary, Susan Shadis; Joe Adamczyk; Alma Holland and Robin Stiles. Also in attendance were Matt Peel of Lambeth Management and Association Members Dee Blake, HT Busby, Lynn Cheney, Van Duncan, Linda Fields, David Reese, Claude Ruth, Melanie Tuttle and Joan Williams.

The Board President, David Rosenstein, called the meeting to order at 6:05 p.m. and welcomed all attendees. A quorum was present enabling the meeting to proceed. President Rosenstein stated the minutes of the last [Board Meeting on June 8, 2020](#) were approved by unanimous email consent and posted on the webpage at The Point Page.

**ASSOCIATION MEMBERS QUESTIONS AND CONCERNS**

The meeting started with an open forum that encouraged participants to ask questions or state concerns. The Board offered a response to homeowners as requested or needed. The Board did not take action on the subjects presented. The comments and questions that follow represent each Homeowners' views with the exception of David Rosenstein's replies.

**Detention Pond at Laurel Cove**

A Point Resident stated her family was unable to enjoy or utilize newly enhanced landscaping due to the safety hazards of a detention pond adjacent to their home. In May and June, the Resident asked for assistance from Lambeth Management and subsequently the Greensboro Department of Health due to the pond's potential contamination and possible exposure to mosquito transmitted diseases. The Resident contacted Lambeth Manager, Matt Peel, in late May concerning dead limbs, possible water contamination, and the fear of mosquito transmitted diseases. A Lambeth Management response to the Resident was received after two weeks and was followed by the removal of some dead limbs. In June, the Resident contacted the City of Greensboro's Department of Health who wrote a letter to Lambeth Management concerning the pond's safety hazards. The Laurel Cove Resident's requested deadline for the detention pond and lot to be restored and safety hazards removed is September 1, 2020. If there is no satisfactory resolution, the Resident will contact the City of Greensboro and then Raleigh.

**Stairs Separating Checkerberry Alley and Laurel Cove**

A Point Resident expressed concerns about the design of the stairs connecting Laurel Cove to Checkerberry Alley. They consider the current design to be unsafe and a liability. The Resident requests the steps be remediated immediately.

**Laurel Cove Entrance**

A Point Resident stated the aesthetics of the Laurel Cove entrance needs to be enhanced. It currently has plants that do not grow well. The Homeowner was told the plants were nonviable due to their position and the sun. Appropriate, sustainable plants will better enhance the area.

## **Landscape Easement**

Two Association Residents voiced concerns about the landscaping work done in the easement by the homeowner on Lot 100 (third Resident).

- The first Resident read a statement and referenced a letter previously sent to the Board listing their objection to the Board's ruling of an Architectural Control Committee (ACC) ruling regarding the landscaping work on the landscape easement in question.
- The first Resident stated the Board set a precedent for the Point by allowing the third Resident to do what they want in the easement and allowing the removal of trees planted as part of the original section landscape plan to create a privacy barrier along the lots affected by the landscape easement.
- The first Resident wanted clarification about the timeliness of the third Resident's application, the approval and appeal process as well as the Board's response to their letter and whether any work beyond that was covered in the Board ruling. The third Resident responded that all current landscape work was approved by the ACC through the application process or through the Board of Directors in an appeal.
- The first Resident had concerns about allowing the third resident to maintain the landscaping rather than having the maintenance performed by the HOA. They cited recent landscape work done by a contractor hired by the third resident which resulted in the inaccessibility of their driveway during a day of shrub and tree trimming. President David Rosenstein briefly explained that as soon as he was notified of the problem he immediately contacted the managing agent for the HOA to have them contact the homeowner of Lot 100 about the road blockage and emphasize that the alleyway must remain passable while any future work is done.
- The first Resident objected to the decision to not post the minutes of the Board's Executive Session held to review the ACC ruling appeal. The first resident did acknowledge that they were provided a copy of the minutes upon request.
- The second Resident who had concerns about the landscape easement presented an optional solution which did not call for any changes in the work already done but called for the ongoing maintenance to be assumed by the HOA.
- The second Resident questioned if the Board made an uninformed decision about the maintenance of the easement before the Board meeting.
- David Rosenstein gave a brief explanation of the Board's considerations and noted that the Board's decision was consistent with the majority of the original rulings recommended by the ACC.

## **Community Watch Committee**

A Point Resident commended the Community Watch Committee and particularly Chairperson, Linda Fields, for her active participation on the Board and as Chair of the committee. Ms. Fields reported that the Point's participation in National Night Out has been rescheduled for October 10, 2020 and thanked the Association for sponsoring the tent at the Checkerberry Square event. Ms. Fields recognized two Committee Members, Debby Reynolds as Rosebay Community Watch Representative and Van Duncan as Community Watch Representative for Cross Vine Cove in addition to his current representation of Laurel Cove. Ms. Fields announced she is retiring from the committee at the end of October after leading the effort for ten years. On behalf of all the Board of Directors, David Rosenstein commended Ms. Fields for her service and leadership as an outstanding neighbor in the Point. You will be missed!

## **Low Voltage Lighting**

A Point Resident requested an update on the low voltage lighting throughout the Point. Director Joe Adamczyk reported that the Board reviewed three companies' lighting proposals and selected a highly qualified company to begin work the week of August 10, 2020. The preparation for the

installation was completed on July 25 with the removal of old transformers, installment of GFCIs with covers, repair of outlets, securement of panel boxes, and cleaning plus staining mounting boards at all installation locations to include the Gate House entrance, Indigo sign, Checkerberry sign, pergola, Laurel Cove and the Point Dock.

### **Checkerberry and Thimbleberry Alley Street Lighting**

A Point Resident requested an update on the status of changing streetlights to streetlamps consistent with the Point's aesthetics along Checkerberry Alley and adding streetlamps to Thimbleberry Alley. David Rosenstein explained that Matt Peel reported at the June 8, 2020 Board meeting that Duke Energy would replace the Checkerberry Alley lights and add Thimbleberry Alley lights. The Board is working with Lambeth Management to update Checkerberry Alley streetlights and to contact Thimbleberry Homeowners for input into placing lights along the alley so the project can begin.

Another Resident was concerned that one of the Checkerberry Alley's streetlights was placed on their property. The Board will investigate the concern and notify the Resident of the streetlight's placement.

### **Leaning Pine Trees**

Prior to the August 10, 2020 meeting, a Point Resident reported to Lambeth Management that in the Checkerberry and Thimbleberry Square common areas and on Checkerberry Road pine trees were leaning over the streets. During the August 10 meeting, the Resident asked Matt Peel if the tree company was still on schedule to remove those trees the week of August 10, 2020. Mr. Peel explained that a designated company was scheduled to begin work on the Checkerberry and Thimbleberry Square Zelkova trees and will inspect those trees at that time. David Rosenstein clarified that an arborist annually inspects the Point's trees for trimming or removal. Van Duncan has volunteered to mark the trees in question so the tree company can assess them the week of August 10, 2020.

### **Bulk Emails and Point Announcements**

A Point Resident was concerned because they did not receive notification of the August 10 Board Meeting. The Point is working with Lambeth Management to contact all Residents who do not have access to email and cannot receive Point announcements. The Board, in conjunction with Lambeth Management, will consider additional methods of notifying residents who do not have electronic access. If a resident chooses not to be contacted by email and does not want to receive Point announcements, the option to opt out will be offered.

## **MANAGEMENT AGENT REPORT, MATT PEEL**

The Lambeth Management Report includes updates of old business activities.

### **Repairs to Root Damage on Sidewalks to Begin Monday, August 17**

An identified company will shave Zelkova tree roots, remove damaged concrete and pour concrete in designated areas of Checkerberry Square. The work will begin August 17 and continue over two days as weather permits.

### **Repairs to Root Damage on Fences on the Square**

Zelkova tree root damage has necessitated shaving fences and replacing fence posts where needed. Lambeth Management will advise the Association when the work is to begin and end.

### **Streetlight Repair and Replacement**

David Rosenstein will draft a letter informing Thimbleberry Alley Residents of the Board's interest in placing streetlamps as a safety measure along Thimbleberry Alley. Matt Peel will prepare and mail

the letters. No decision on placing the streetlamps will be made until input from the residents along the alley is received.

### **Bioretention Areas "Biocells" and Wet Detention Pond Compliance**

The City of Greensboro's Storm Water Management Division conducted an inspection of the biocells and detention ponds throughout the Point and of the wet detention pond located at Rosebay. A designated company has begun work on all inspected areas to be completed by Friday, August 21, 2020. The wet detention pond in Laurel Cove was not part of the City's inspection. The Board directed Lambeth Management to repair this to be sure it is in compliance and is properly functioning. All work will be completed by or before September 1, 2020. An inspection to verify compliance will occur immediately after the work is complete.

### **Point Dock Inspection**

Matt Peel is working with Lambeth Maintenance to repair and seal the Point Dock Shelter. Matt Peel will conduct an investigation into certified, reliable companies to repair the deck discoloration, cracks and poor drainage in the stamped concrete deck.

### **Checkerberry Alley Stairs Update**

The Board is working with Matt Peel and Lambeth Management to mitigate the safety hazards of the stairs between Checkerberry Alley and Laurel Cove. Matt Peel will investigate certified, reliable companies to ensure the steps are safe and suitable to the Point standards.

### **Capital Expenditures**

Capital expenditures of the last two months are comparable to prior years. Expenses new to the Point were outlined in the aforementioned low voltage lighting paragraph and included two contractors that performed the lighting installation preparation. The Point's water bill, higher than expected at \$700, should return to normal when the irrigation system is repaired and fully operational.

### **ACC Activity Report**

No report.

## **OTHER OLD BUSINESS**

### **Overgrown Tree and Shrub Maintenance**

The Board is concerned about the abundance of overgrown trees and shrubs throughout the Point. Hollies in several locations need pruning or replacement with new plants. The formation of a Committee to walk the Point and assess the trees, with an emphasis on the hollies, will be considered.

### **Point Webpage Update**

A new Point webpage has been designed and is the process of a final edit. The Board is currently revising and editing sections of the page to provide ease of use and clarity for all the Association and guests who may want to know more about the Point, its services, and numerous amenities. Special thanks go to Deborah Roskelly and Karla Yonce of Roskelly Management Associates LLC who provided design work and created the content layout for the Point at no charge. The Point page will go live on the Lake Jeanette Association and the Lambeth Management websites before the end of October, 2020. A bulk mail (formerly known as Constant Contact) with access directions will be shared as soon as the webpage is ready to go live.

### **Benches on Three Lake Jeanette Docks**

Director Joe Adamczyk contacted Deborah Roskelly of the Lake Jeanette Association LLC and has compiled the requirements and recommended sources for benches. A price comparison and

availability of recommended benches will be made before purchasing. A bench will be placed on each deck for the enjoyment of all Point Residents.

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

The Board is working with Matt Peel and Lambeth Management to correct the Point's irrigation system malfunctions. Matt Peel will conduct an investigation into certified, reliable companies to ensure the Point's irrigation system is functioning with properly set zones, operating control boxes and appropriately placed rain sensors.

## **NEW BUSINESS**

### **Annual Meeting Planning**

Plans are underway to prepare for the Point Homeowners' Annual Meeting scheduled for Monday, November 9. Matters for action by Homeowners include the budget as well as long-range plans for the Point's capital expenditures, and maintenance and upkeep of common areas will be presented.

### **Board Nominating Committee**

A Nominating Committee will be established and constituted according to the Association bylaws. The main purpose is to identify potential candidates to serve on the Board of Directors, identify the best candidates, agree on a set of nominees, and then determine their willingness to serve. The slate of nominated candidates will be announced on or before October 23.

### **Architectural Control Committee (ACC)**

A position on the Architectural Control Committee (ACC) is vacant. The ACC is charged with the responsibility of ensuring the compliance with the [Architectural Guidelines](#) intended to help maintain the theme and appearance within The Point neighborhood. If you are interested in serving on the ACC, please email your name, address, contact information, a brief bio and statement of why you would like to serve on the committee to [Matt Peel at Lambeth Management](#) no later than Tuesday, September 1, 2020.

The next regularly scheduled Board Meeting will be on October 12, 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 8:15 p.m.

Respectfully submitted,

/s/ Susan Shadis  
Susan Shadis  
Secretary

Approved by The Point at Lake Jeanette Board of Directors on August 17, 2020.

Please contact one of your Point Association [Board of Directors](#) or [Matt Peel](#) for questions or statements concerning the minutes.