

**THE POINT AT LAKE JEANETTE ASSOCIATION, INC.**  
**Open Forum Meeting with the 2019 Board of Directors**  
**August 19, 2019**

An Open Forum Meeting of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, August 19, 2019, at 7:00 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. Matt Peel represented Lambeth Management. Community Members attending included: LeAnne Duncan, Van Duncan, Vernon Oberdorff, Crystal Parrish, Al Skrepcinski, Wick Van Wagenen, and Tom Weiss.

After attendees signed in and the meeting was called to order by President Tom Anderson, the Board introduced themselves. President Anderson then invited attendees to introduce themselves with a topic each would like to discuss.

### **BUDGET**

- A general question was asked about examining the 2019 Budget.
  - Matt Peel will send a copy of the budget to the requesting member omitting the Accounts Receivable.
- A more specific question was asked about the amount of money in the Reserve.
  - Tom Anderson explained that the Reserve was originally for roads but the City of Greensboro now maintains the roads.
  - As of today, approximately \$195,000 is in the Reserve.
- Tom Anderson requested that Point residents take part in budget planning by sending requests for community projects and jobs to the Board.

### **DUES**

- Dues have not increased since The Point opened in the 1980s.
- According to the Declaration of Covenants located for public view on the Lambeth website, dues may be increased by the Board of Directors.
  - The Association must approve the dues increase if it exceeds twenty percent (20%) of the maximum annual assessment of the previous year.
- At some point, dues will need to be increased.
  - The Point has a budget that covers recurring annual budget items (mowing, insurance) and nonrecurring items (painting the signs),
  - When the Association needs to increase dues it will be because the combination of both the annual budget and nonrecurring items are more than the dues we collect each year.
    - Currently, dues do not cover the combined annual and non-annual expenditures.
    - The Board has historically used the reserve to cover the deficit.

### **PAVING**

- A specific question was asked concerning the selection process for the roads that were recently paved.
  - Because all streets and alleys are maintained by the city, the City of Greensboro identified the streets to be paved.
  - Matt Peel will check on applying traffic paint to the new paving and how the remainder of The Point's roads can be added to the City's budget.

### **LANDSCAPING**

- A general question was asked about purchasing an insurance policy to cover \$50,000 for trees.
  - The Board will investigate the cost effectiveness of an insurance policy for trees.
- A member stated that the Gatehouse structure was engulfed in cobwebs and in need of cleaning.
  - Matt Peel will inform Lambeth Maintenance.
- Requests were made to hire a lighting company to ensure the lights are working throughout The Point.
  - Lambeth will meet with a lighting company on August 23, 2019 to discuss the lighting services they are able to provide.

- It was pointed out that a large tree was down at the main entrance.
  - Lambeth has contacted a tree company to remove the tree.
  - The hole will be filled with perennial plants voted on by the Board at an earlier meeting.

#### **TRAIL IMPROVEMENTS**

- A question was asked about the high cost of mulching and making trail improvements.
  - The mulch is free but it must be transported onto the trails.
  - The high cost is due to labor, site preparation and grading.

There being no further questions or discussion, the meeting was adjourned at 7:45 pm.

Respectfully submitted,

/s/ Susan Shadis  
Susan Shadis