

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the 2019 Board of Directors

October 14, 2019

A meeting of the Board of Directors of The Point at Lake Jeanette Association, Inc. was held on Monday, October 14, 2019, at 6:00 p.m. at the Lake Jeanette Swim & Tennis Club.

Present were Board Members: Tom Anderson, Rebecca Leigh, Tracy McLean-Scocuzza, 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 6:04 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 Board and Open Meeting minutes of the August 19, 2019 meetings were approved via email to conserve meeting time and to expedite posting online at <http://lambethmanagement.com>.

The Board and Lambeth Manager discussed low voltage lighting, old business, and new business as they pertained to The Point at Lake Jeanette.

Low Voltage Lighting Maintenance

- Lambeth Management is unable to provide maintenance services as they have done in the past for the low voltage lighting in The Point. As a result, lighting bids are being presented to the Board. A landscape lighting company made a presentation and held a question and answer session at the October 14 meeting. The components of the presentation included:
 - Safety aspect of new hardware and LED lights
 - Improved appearance of The Point
 - Efficiency upgrade that includes a monthly cost savings
- A motion was made by David Rosenstein and seconded by Tom Anderson to have the landscape lighting company replace and install all new low voltage equipment. The motion was tabled until at least one additional company could make a similar presentation to the Board.
- It is advised that the low voltage lighting bid be in the 2020 capital budget. The proposed amount presented to the Board on October 14 will be a place marker for the project so homeowners will be aware of the plans for the capital reserves.

OLD BUSINESS

Landscape

Entrance Plantings

- Plant removal and plantings at the entrances are scheduled to begin in November.
- For additional information and plant design, refer to attachments 1 and 2 in the August 19, 2019 Meeting Minutes.

Trail Improvement

- Hand-raking, reshaping, and mulching of the trails has begun.
- Trail Improvement will be concluded by the end of 2019.

Tree Inspection

- Three tree companies have been contacted to investigate the health of trees in The Point.
- Issues include treating ash trees in Laurel Cove Park and Checkerberry/Thimbleberry Square.

Landscape Walkthrough

- Tracy McLean-Scocuzza led several Board Members on a walk through on October 28 to inspect The Point grounds. The results are forthcoming.

Landscape Committee

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

Fence Maintenance at Checkerberry and Thimbleberry Square

- Quotes for pressure washing and painting the fences at Checkerberry and Thimbleberry Squares have been received from three companies.
- A motion was made by David Rosenstein and seconded by Rebecca Leigh to spend not more than \$11,500 for washing and painting the inside and outside of the fences. The Board selected one company based on prior work and competitive pricing.

Power Pole Concern

- A leaning Duke power pole in The Point woods along North Elm was reported but found to be in compliance.

Professional Lawn Care Service on Weekends and Holidays

- Concerns have been made about weekend and holiday lawn care by The Point's professional lawn service.
- The current lawn care provider at The Point worked on one Saturday and on July 4 in 2019.
- Indigo Cove may have received additional weekend or holiday work in order to catch up on their services.

Dog Stations to be Installed before November

- Lambeth Management has received and will install a dog station with attached trash can in Checkerberry Square and a dog station trash can will be installed in the pocket park at the roundabout entrance.
- Lambeth Maintenance will refill bags and empty trash regularly.

Road Paving Review

- At the August 19 Open Meeting a homeowner asked how the recently paved roads were selected. The answer is that the City of Greensboro maintains all streets and alleys in The Point and selects the roads to be paved.
- At the August 19 Open Meeting Matt Peel stated he would investigate how the remainder of The Point's roads could be added to the City's budget.
- At the October 15 Board Meeting Tracy McLean-Scocuzza requested an update on the status of paving the second half of the neighborhood.

NEW BUSINESS

2020 Budget at Annual Meeting

- Treasurer David Rosenstein gave a comprehensive written report for 2019 and a projected budget for 2020.
- Tom Anderson and Debby Reynolds gave verbal highlights and reviewed the budget based on an historical perspective.
- It was noted that dues would not increase in 2020.

Board Member Selection at Annual Meeting

- Four Board Members each serving a two-year term will be elected at The Point at Lake Jeanette Annual Meeting will be held at 6:30 pm on Monday, November 18, 2019 at 6:30 pm.

The next Board Meeting will be held on November 18, 2019 at 5:30 pm. The location for the meeting is the LJ Swim and Tennis Club.

The Point at Lake Jeanette Annual Meeting will be held at 6:30 pm on Monday, November 18, 2019 at 6:30 pm. The meeting will be downstairs in the Lake Jeanette Swim and Tennis Club, 5040 Bass Chapel Rd.

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

Respectfully submitted,

/s/ Susan Shadis
Susan Shadis