

**THE POINT AT LAKE JEANETTE ASSOCIATION, INC.**  
Meeting Minutes of the 2020 Board of Directors and Association  
Members October 12, 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, October 12, 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 September 28, 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 Scott Lambeth and Michele Grimm of Lambeth Management. Association Members included H.T. Busby, LeAnne Duncan, Van Duncan, David Reese and Lily Stufken.

The Board President, David Rosenstein, called the meeting to order at 6:02 p.m. and welcomed all attendees. A quorum was present enabling the meeting to proceed. Susan Shadis made a motion to accept the minutes of the last Board Meeting on September 15, 2020. Robin Stiles seconded the motion and the minutes were approved by unanimous consent. The minutes are posted on the [Point Webpage](#).

**ASSOCIATION MEMBER QUESTIONS AND CONCERNS**

The meeting began with an open forum to encourage participating homeowners to take part in the meeting. The Board offered responses 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 Board Members or Managers responses.

**Low Voltage Lighting**

A Point Resident commended the Board, the management company, and the lighting installers for the improved low voltage lighting in the Point. The new and updated lights are aesthetically pleasing as well as a safety feature for the many residents who enjoy the outdoors.

**StreetLamp Lighting**

One Homeowner was concerned about establishing and communicating a timeline for the installation of Checkerberry Alley streetlamps. The Homeowner also suggested restyling the streetlamps to lessen unneeded illumination by directing the streets lights downward. Another Homeowner suggested an assessment of streetlamp lighting in Cross Vine Cove due to inadequate lighting and the frequency of street lamp outages.

President Rosenstein discussed the recent streetlamp survey of Thimbleberry Alley residents. 50% of the residents completing the survey vehemently opposed alley lights while the other 50% voted for streetlamp installation. The Checkerberry and Thimbleberry Alley streetlamp decisions will be tabled until the Board, Management Team, and the power company are able to work in collaboration with the community for a more environmentally friendly solution to alley lighting.

**Landscape Maintenance**

A Homeowner stated the pruning and replacement of landscape features throughout the Point had environmental and economic benefits. The Homeowner applauded the Board on a planting project to replace unhealthy shrubs and plants with more appropriate, sustainable plants with a particular emphasis on the Laurel Cove entrance. Three Homeowners were concerned about leaning trees, overgrowth around stonework, and leaves and debris blown onto private lawns by the landscape company.

Scott Lambeth will meet with the landscape company to ensure these concerns are addressed immediately. His report will be shared with the Board on or before the next Board meeting.

**Irrigation System**

A Homeowner had concerns about the Point's main entrance and a possible irrigation leak.

Joe Adamczyk reported that he has worked with the Board and the Management Team to review estimates, maintenance contracts and the return on the investment of updated irrigation throughout the Point. David Rosenstein added that the Board will reward a contract and move forward with irrigation work before the next Board meeting.

**MANAGEMENT REPORT**

The Management Team Report includes updates of old business activities.

**Bearberry and Foxglove Detention Pond Repairs**

Scott Lambeth and the landscape company assessed the Bearberry Detention Pond and determined the riprap needed to be repositioned. The amount of water that comes into the Bearberry Pond is greater than the current riprap can accommodate. Mr. Lambeth will obtain three bids to add to or reposition the riprap and report on the estimates and repairs to the Board on or before the next Board meeting.

Joe Adamczyk requested more information concerning the contractor's estimate of \$5,000 for repairs after the landscape company had recently repaired the Foxglove Pond. Scott Lambeth stated that a muskrat hole was found at the Foxglove Pond by the contractor but the landscape company could pack the hole with red clay then cover it with pine needles. Director Adamczyk also asked for more information about the expectations of the contractor who performs yearly inspections. Mr. Lambeth stated that the contractor does inspections but also does all dredging and construction maintenance.

**Trail Maintenance**

Trail erosion and the current condition of the mulched trail was discussed. The management company will identify companies who can maintain the trails as they return to a groomed natural state. Scott Lambeth will investigate a means to divert the water causing the trail erosions and report back to the Board on or before the next Board meeting.

### **Landscape Activity**

The Lake Jeanette HOA Board has opted to forgo planting winter plants at their Village entrance signs this year. As a result, both Point entrances will not have plants unless the Point Association takes on the responsibility. Scott Lambeth will get quotes for plants, installation and maintenance for both entrances and report to the Board on or before the next Board meeting.

Both Indigo and Checkerberry signs have two tiers for plants. Neither have plants on the top tier. Rosebay and Laurel Cove entrances have fewer plants than usual this year. Several Board members agree that all Point villages would be enhanced with additional plants.

### **Capital Expenditures**

No report.

### **ACC Activity Requests**

No report.

## **OTHER OLD BUSINESS**

### **Landscape Improvement Request**

New Homeowners at 7 Foxglove Lane requested the Association improve the easement between their home and Checkerberry Alley. The Board agreed that the easement between lots 96-101 which includes 7 Foxglove is the responsibility of the Association. The Board will work with the Property Manager and landscape company to tie the Checkerberry Alley easement together in a consistent, clean look. Mr. Lambeth will work with the landscape company to offer several options to the Board about how to tie the Checkerberry Alley easement together while providing an aesthetically pleasing look for Checkerberry and privacy for their home.

### **Landscape Improvement in Checkerberry Alley Easement**

The Homeowner at 9 Foxglove Lane reported their irrigation system was damaged when the landscape company ground out the Leyland cypress trees in their easement.

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

Joe Adamczyk compiled the requirements and recommended sources for benches at the three small docks owned by the Lake Jeanette HOA. After a price comparison, the Board voted to place a bench on each deck for the enjoyment of all Point Residents. Susan Shadis made a motion to purchase three five-foot benches for \$1,827 from the capital account and pay \$150 for delivery. Debby Reynolds seconded the motion. The motion passed unanimously.

### **Low Voltage Lighting Add-on at Laurel Cove Entrance**

The Board agreed the lighting company should add low voltage lighting to the Laurel Cove Entrance in keeping with the other Point village entrances.

## **NEW BUSINESS**

### **Budget**

Debby Reynolds, Board Treasurer, and David Rosenstein, Board President, are refining the 2021 budget to be presented at the Annual Meeting in December. In 2020 the Point Board worked diligently to save money for the Association while meeting costly expenditures in maintenance and repairs. Fortunately, reserve funds continue to be available for unplanned expenses and essential upgrades over time.

### **Annual Meeting Rescheduled for December**

The Annual Meeting will be held in December on a day and time to be determined. The Board is working to ensure the meeting adheres to CDC and state guidelines during the COVID-19 pandemic while also following Homeowner Association By-laws.

Joe Adamczyk made a motion that the 2020 Point at Lake Jeanette Annual Meeting be moved to December. Susan Shadis seconded the motion. The motion passed unanimously. The Board will select a November meeting date to make final plans for the Annual Meeting.

### **Strategic Planning**

The Board is surveying the Point's infrastructure and areas of need to prioritize community improvements and allocate resources to meet those needs more effectively in the future. Under the direction and leadership of Joe Adamczyk, the 2020 Board will compile "The Point Fixed Asset Inspection and Maintenance Schedule" to more accurately forecast budget requirements and to better prepare future Boards. The 2020 Board believes it is in the best interest of the Association and the new board that we provide them with the tools to continue to move forward with infrastructure repairs and replacement; clear duties and responsibilities for the Architectural Control Committee (ACC); and additional supportive committees that will assist them in keeping the Point the vibrant, premier community we desire.

The next meeting will be the Annual Board Meeting in December on a date and time to be decided. It will be conducted in a manner consistent with the then current CDC and State guidelines for public meetings during the coronavirus pandemic.

There being no further business, the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

/s/ Susan Shadis  
Susan Shadis  
Secretary

Approved by The Point at Lake Jeanette Board of Directors on November 16, 2020.

Go to [Meeting Minutes](#) to access archived Board Meeting minutes.

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