

## THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the 2019 Board of Directors

February 4, 2019

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, February 4, 2019, at 5:37 p.m. at the Lake Jeanette Swim & Tennis Club.

Present were board directors: Joe Adamczyk, Tom Anderson, Rebecca Leigh, David Rosenstein, Debby Reynolds and Susan Shadis. Also attending were H.T. Busby, of the Architectural Control Committee, and Matt Peel, representing Lambeth Management.

The first order of business included selecting officers for 2019. Officers selected were:

President	Tom Anderson
Vice President	Rebecca Leigh
Treasurer	David Rosenstein
Secretary	Susan Shadis

After the meeting was called to order by Tom Anderson, the November 19, 2018, minutes were approved as written.

Matt Peel suggested the following discussion topics:

1. The Budget Process
  - 218 homes were included in the revised 2019 operating budget (11/16/2018)
  - The capital reserve and additions were highlighted and briefly discussed
2. Establishment of 2019 Meeting Dates (see below)
  - The NC Planned Community Act requires three open forum meetings
3. Requests

### 2019 Meeting Dates

2019 Monday Dates	Time	Location	Description
February 4	5:30 pm	Lake Jeanette Swim & Tennis Club	Board Meeting
April 15	6:00 pm	TBD	Board Meeting (Pre-meeting discussion)
	7:00 pm	TBD	Open Forum General Membership
June 17	6:00 pm	Lake Jeanette Swim & Tennis Club	Board Meeting
August 19	6:00 pm	TBD	Board Meeting (Pre-meeting discussion)
	7:00 pm	TBD	Open Forum General Membership
October 14	6:00 pm	Lake Jeanette Swim & Tennis Club	Board Meeting
November 18	6:00 pm	TBD	Board Meeting (Pre-meeting discussion)
	6:30 pm	TBD	Annual Meeting Open Forum General Membership

## OLD BUSINESS, 2018 REVIEW

- **Trash Pickup on Trails and Common Areas** (2/12/2018 and 6/18/2018)
- **Security Company Standardization** (2/12/2018)
- **Snow Removal and Ice Melt Application Policy Requested** (2/12/2018 & 4/9/2018)
- **Landscape Committee Representatives Updated** (12/14/2017, 8/20/2018 & 10/15/2018)  
Results of meeting with the Landscape Committee and Matt Peel to consider the soil test result, the proposed actions, and report on next steps since proposed actions are outside the contractual obligations of SouthernScapes. Announce current Landscape Committee members and request for additional help. The 'as-built' landscape plan (11/14/2017) is requested for the minutes.
- **2019 North State Fiber Internet Installation Status** (6/18/2018 and 8/20/2018)
- **Grading and Mulch at the Main Dock and Trail** (6/18/2018 and 10/15/2018)
- **Landscape Lighting Reports to Lambeth Management** (6/18/2018)
- **The Point Entrance Plantings by the Master Association and concerns to Roskelley Management** (6/18/2018 with change on 10/15/2018)
- **Beavers and Pest Management, Inc. (PMI)** (Ongoing 6/18/2018) Joe Adamczyk reminds us that we have discussed the significant damage by beavers to trees especially around the "buffer zone." He asks if we should also survey the Lake Owners as it impacts them. PMI effectiveness: catch rate, alternatives to trapping. We should/can consider another impact if the installation requires the cutting/removal of any trees (on or off home owner property) and does the removal require ACC review or approval. Matt Peel will check with Scott Lambeth for PMI reports on beaver trappings and its success.
- **Estimates of Power Washing for Sidewalks** (6/18/2018 and 8/20/2018) \$7,800 to \$9,000 estimates for power washing sidewalks was tabled on August 20, 2018 due to cost. Homeowners were to be encouraged to clean walks in newsletter.
- **Pergola Lights** (10/15/2018 and 2/4/2019) The pergola at the end of Checkerberry needs adjustment to the timer so that both sides turn off and on simultaneously. Matt Peel will contact maintenance for a timer adjustment.
- **Pet Bag Containers and Disposal Containers Requested** (11/19/2018) Tracy McLean-Scocuzza requested more containers for Checkerberry Square. How many bag dispensers and containers are currently available?
- **Update on Road Repair Response of Justin Outling, City Council Rep.** (11/19/2018)
- **Update Board of Directors and Management Directory Requested** (2/4/2019)

## NEW BUSINESS, February 4, 2019

- **Solar-energy Collectors or Solar Panels** The Architectural Control Committee (ACC) have home owner requests for solar-energy collectors. In adherence with NC law, the HOA will not prohibit their installation. However, guidelines will be established for the solar-energy collector locations. The underlined section will be added to page eight of the ACC Guidelines.

*Outside Antennas, Satellite Dishes and Solar-Energy Collectors*

*Solar-energy collectors may not be installed on the facade or roof surface of any structure facing areas open to common or public access; or within the area set off by a line running across the facade of the structure extending to the property boundaries or either side of the facade.*

- **Mail Boxes** Debby Reynolds suggested we need to standardize mailbox numbers and monitor the overall appearance of mailboxes to maintain a uniform and consistent look to our community. Matt Peel will send a Constant Contact notice to remind everyone to check and maintain their mailboxes. He will also investigate how to purchase the standardized numbers for the mailboxes.

- **Street Lights** Concerns were expressed that burned out amber street light bulbs were being replaced with much brighter LED bulbs. Joe Adamczyk has learned that Duke will replace bulbs with new LED bulbs unless the HOA requests the street lights be replaced with an amber bulb comparable in intensity to existing bulbs. Matt Peel will work with Duke to ensure replacement bulbs are amber to maintain a uniform and consistent look to our community.
- **Pine Straw** The early application of pine straw to landscaped areas was a cost saving measure.
- **Lime and Mulch** Matt asked for approval to broadcast lime on grassy areas. The board agreed. Traffic circle mulch, at a cost of \$5,600, was put on hold.
- **Ruts in Grass and Curb/Corner Guards** Several board members are concerned about numerous ruts and the disrepair of curb guards in the curbless, grassy areas throughout our community. The majority of ruts seem to have been caused by service vehicles, to include our landscape provider. Matt Peel will ask SouthernScapes to rake and level the turf when fixing ruts, so that it will leave a smoother, better looking result. They will be responsible for their ruts. He will take pictures and he requests we do the same when vehicles are seen parked on the grass. He asks that we send our photos to him so he can inform SouthernScapes. Matt will send in a maintenance request for the curb guard repair.
- **Guard House Lights** Two of the three guard house lights are out on the trees behind the guard house. Matt Peel will place the light repair on the maintenance schedule. Joe Adamczyk suggests we consider placing a low-level light on a timer in the guard house as a crime deterrent.
- **Landscape Committee and Entry Planting Proposals** Landscape Committee discussion is needed to determine the cost and benefit of planting annuals, perennials or a mixture of both at The Point entrances. The Master Association will not fund the entry plantings (Guard House and Round-about Entry) beginning this spring.
- **Landscape Services Cancelled** Dutchman's Pipe Cove has cancelled their services with SouthernScapes.
- **Aged Owner Balances** Late fee charges were briefly discussed by Matt. He will contact realtors of residents with dues in arrears who have moved or sold their homes.

There being no further business, the meeting was adjourned at 7:05 pm.

Respectfully submitted,

Susan Shadis  
Secretary