

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Annual Meeting
November 18, 2019

The Annual Meeting of the members of The Point at Lake Jeanette Association, Inc., a North Carolina nonprofit corporation (the "Association"), was held on Monday, November 18, 2019, at 6:30 p.m. at the Lake Jeanette Swim & Tennis Club, 5040 Bass Chapel Road, Greensboro, North Carolina.

The Board of Directors' President, Tom Anderson, called the meeting to order at 6:30 p.m. The Board established that more than ten percent of the total number of members of the Association were present in person or by proxy. Tom Anderson made a motion that a quorum was met and David Rosenstein seconded the motion. The meeting was approved to proceed.

Tom Anderson acted as Chair and directed members in attendance to the 2018 Annual Meeting minutes for approval. After a motion of acceptance by Rebecca Leigh and a second by David Rosenstein, the minutes were approved as presented.

The three communities of Indigo, Dutchman's Pipe and Checkerberry were welcomed by the Chair. The Board of Directors, Architectural Control Committee, and Landscape Committee were recognized and thanked for their service to the community.

The first order of business was the President's Report. Tom Anderson reported the following:

- Dues will not increase for calendar year 2020.
- Major landscaping projects were completed.
 - Trail maintenance and mulching
 - Checkerberry Square and Thimbleberry Square fence repairs
 - Laurel Cove dock repair
- Major landscaping projects were addressed and budgeted for 2020
 - Lighting concerns
 - Fence cleaning and painting
- Walk-through Landscape Evaluations were performed by the Board of Directors
- The Board discussed the role of the Lake Jeanette Homeowners Association, represented by Deborah Roskelly, and its relationship to the Association in June.

The next order of business was the report of David Rosenstein, Treasurer. David Rosenstein presented the operating budget for 2020 along with a recap of the current capital reserves and anticipated capital expenditures for 2020. Copies of the balance sheets and income statements for the Association were provided to the members in attendance. The Treasurer clarified the following:

- The capital reserve began as a road improvement escrow before the City of Greensboro assumed control of paving The Point's roads.
- Funds for major expenditure are transferred from the reserve for items such as trail improvement and fence improvements.
- Governing HOA documents require sufficient reserve for unexpected costs.

The meeting was then opened to questions and comments from the members in attendance. Topics raised included:

- Laurel Cove Park holes and their repair (reported in August)
- Pine needle cost increase question (a response in writing promised by December 1, 2019)
- Three bid minimum on projects was suggested (no non-compete clauses and a defined scope of work should be included)
- Insurance rebid was suggested

- Repetitive work on grounds where grass does not grow was discussed (comment to take over these grounds by the community or letting problem areas go wild)
- Recurring expenses
 - Need to address trails inside the buffer zone (will be investigated by David Rosenstein) and mandatory care of trails
 - Leaving in natural state, paving, or gravel on trails suggested as options
 - Concern about erosion and muddy non-mulched areas near the water was a concern
 - Trail safety should be a priority and moving the trails was suggested

The next item of business was the election of four directors. The Nominating Committee's slate of six members included: Tom Anderson, Greg Evans, Alma Holland, Debby Reynolds, David Rosenstein, and Robin Stiles. Each of the nominees addressed the members of the Association regarding their prior work, volunteer service, and their interest in serving on the board of the Association.

The Chair called for additional nominations from the floor. There being none, the Chair asked for the ballots to be distributed and the voting to take place.

As the votes were counted, additional questions and comments were discussed. Topics raised included:

- Maintenance requests (completing the online request form in lieu of telephone calls may help the board monitor requests)
- The Board will send directions to complete online request forms
- Shrub removal at the corner of Checkerberry Lane and Thimbleberry Alley needs to be addressed (replace or fill holes and make more pleasing to the eye)
- Speeding on Checkerberry with a particular concern in the alleys of garbage and delivery trucks (suggestions: speed bumps and speeding sign with digital readout of speed)
- Leaf collection is twice a year but it is not clear who collects the leaves
- Round-about cleaning needs a more hands-on approach (drains need cleaning)
- Directory status and distribution date needs to be established or abandoned
- Trees in pocket park need to be addressed (pocket park is at the traffic circle entrance)
- Dog stations at the pocket park and Checkerberry Square installation needs to take place (both ordered and arrived but not installed)

The election results indicated Alma Holland, Debby Reynolds, David Rosenstein, and Robin Stiles will serve on the Board of Directors of The Point at Lake Jeanette Association, Inc., for two years beginning in January 2020.

There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

/s/ Susan Shadis
Susan Shadis
Secretary