

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

March 16, 2021

A regular meeting of the Board of Directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Tuesday, March 16, at 5:30p.m. via Zoom.

Those present were: Debby Reynolds, David Rosenstein, Greg Evans, David Reese, Lily Stufken, Robin Stiles, and Alma Holland and HOA Manager, Shannon Carter of Lambeth Management.

A quorum was established. The meeting was called to order at 5:31 pm.

Debby Reynolds, President, welcomed several Laurel Cove residents who requested to join the meeting: Jamie and Lori King, Van and Leanne Duncan, and Christy Wert. The Kings are new residents to The Point and wanted to take a few minutes to clarify the bylaws for the neighborhood. A point of discussion was clarification regarding sports equipment usage at the exterior of homes within The Point. The issue was discussed at length along with overall traffic safety throughout the neighborhood.

The next item of business was the manager report made by Shannon Carter of Lambeth Management. The following was reported:

1. An update was given regarding the lights on Checkerberry Alley. Due to a request related to a homeowner's medical condition, the bulb on one light was temporarily removed while the board continues to investigate the overall lighting plan for Checkerberry Alley. As of the time of the meeting, there have been no complaints or concerns from any homeowners related to the bulb being temporarily disconnected.
2. The Lake Jeanette Master Association has requested that The Point remove 4 trees that have fallen into the lake at a cove between Bearberry Point and Rosebay Lane. The requirement from the master association is to cut the fallen trees off at the waterline and remove the tops from the water. A quote to complete this work was reviewed and the board approved the expenditure of \$2,000.00.
3. After the recent ice storm, there was damage to several trees through The Point's common areas:
 - Two fallen trees were immediately removed due resident safety. A large pine tree in Checkerberry Square along with a tree on the trail between Bearberry Point and Rosebay Lane were both removed and the stumps ground.
 - A quote for \$1,500.00 to remove a fallen river birch in the bio cell at the end of Dutchman's Pipe Cove along with a \$3,000.00 quote to remove a tree from the retention pond between Rosebay Lane and Dutchman's Pipe Cove were reviewed. Debby Reynolds made a motion to approve both tree removal quotes. The motion was seconded and approved. Shannon will investigate with the City of Greensboro if replacement trees will be required to be planted once the fallen trees are removed.
4. A drawing and quote from Capital Exteriors to remove and rebuild the stairs on Checkerberry Alley leading to Laurel Cove were shared. Safety was the key factor in the design of these steps, and it was decided that there should be an even step height, handrail, and a large landing incorporated at the top of the new steps in order to safely open the gate. David Rosenstein made a motion to remove and replace the steps for the quoted amount. The motion was seconded and approved.

5. An update from SouthernScapes was shared on the status of previously approved repairs to the Bearberry retention pond along with drainage work behind #6 Rosebay Circle. The completion of this work has been tentatively delayed due to weather as the area must first dry out to prevent any further damage during the repair process.
6. A requested proposal from J&R Tree Service to trim overgrown Holly trees across the Point's common areas was reviewed. The proposal identified approximately 40 holly trees that need substantial shaping and trimming with a quoted price of \$250 per tree. While the board recognizes the need to trim these trees, the tree work budget for the year has already been exceeded. It was decided to postpone this project to later in the year to in hopes that potential savings in other areas could potentially be allocated to pay for this work.
7. Last year, a resident marked several trees in The Point's common areas that they felt were at high risk of falling. These trees were reviewed by a tree expert and it was determined that two are at a high risk of falling. A resident has expressed concern that there may be a few more additional trees at a high risk of falling. It was decided that board member Greg Evans (with the help of Van Duncan) will mark those additional trees and each will be quoted for potential removal.
8. Small dock benches have been received and installed on the various docks across The Point.

The Board then addressed old business:

1. Stonework repairs - There are several stone columns throughout The Point that have loose or missing stones. It was decided that the quotes would be reviewed in detail, along with how to pay for these repairs, at an upcoming meeting,
2. Signage at the waterfront park - The need for updated and consolidated signage at the entrance to the waterfront park at Laurel Cove was tabled until a later meeting. The board recognized that several signs may need to be repaired, updated, or replaced. The goal is to have a cohesive look and feel for any future revised signs.

The Board then addressed new business:

1. Out of the discussion with the King Family (new residents), the board decided that improvements can be made to welcome new neighbors to our community. The plan is to develop and begin distributing a welcome packet for new residents over the coming months. The welcome packet will include a welcome letter, important HOA related forms and documents, an easy guide to our covenants and rules, along with relevant contact information. David Reese volunteered to put together a proposal for the sample packet to be reviewed at an upcoming board meeting.
2. It was identified there is a need for additional residents to join the ACC (Architectural Control Committee). Greg Evans and Lily Stuken agreed to ask residents if they would be interested in volunteering.
3. The role of chairperson for The Point's community watch program is now vacant. Several current community watch program members have been asked if they would be interested but as of the meeting, a volunteer for the chairperson role has not been found. The program is at risk of being dissolved if a new chairperson cannot be found. All board members agreed to continue to ask fellow residents if they would be interested.
4. The quarterly newsletter for the neighborhood needs a new editor. Lily Stufken volunteered to produce the newsletter moving forward, however the format will move to twice a year.

5. A \$2,420.00 quote to restripe/paint key intersections of The Point's roadways was received, however due to time, this item was tabled to the next board meeting for further review.

The meeting was adjourned at 7:41pm.

Respectfully Submitted,
David Reese
Secretary, The Point Board of Directors