

# THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

## Meeting of the Board of Directors

May 18, 2021

A regular meeting of the Board of Directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Tuesday, May 18, at 5:30p.m. in person at a meeting room at the Lake Jeanette Swim and Tennis Club.

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

A quorum was established. The meeting was called to order at 5:35 pm.

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

1. Financials from the month of April were reviewed – including both accounts payable and accounts receivable. In this update, highlighted were capital expenditures totaling \$12,180.00, for three items previously approved. These items included: rip rap and drainage repairs behind Rosebay Circle, additional rip rap at the Rosebay retention pond, and additional rip rap at the Bearberry retention pond.
2. An update was given regarding the street lights on Checkerberry Alley. Due to a request related to a homeowner's documented medical condition, the bulb on one light was temporarily removed while the board continues to investigate the overall lighting plan for Checkerberry Alley. Since the March meeting, a neighbor has submitted safety concerns over the alley now being too dark.
  - a. Based on conflicting feedback from several neighbors, it was decided that a survey will be sent to all neighbors bordering the alley (e.g. Checkerberry Square, Foxglove Lane, and Cross Vine Lane) on whether they would like to have lights continue to be used along the alley. The board will take into account the desires of the homeowners directly impacted by the lights and take a decision on next steps regarding Checkerberry Alley lighting.
  - b. The board previously investigated adding additional lighting throughout the Point's alleyways and upgrading the existing lighting in Checkerberry Alley. A majority of residents bordering Thimbleberry Alley voted "no" to having lights installed. A quote was received from Duke Power to replace the "temporary" telephone pole mounted lights along Checkerberry Alley to match the existing lights throughout the rest of the neighborhood last year but tentatively tabled the topic in order to prioritize other issues at the time.
3. Landscape Maintenance: Based on resident feedback, additional clean-up has been requested for SouthernScapes to complete. Upon further inspection, this additional work should have already been addressed and remedied as specified by the contract. It was noted that this was not the first time were SouthernScapes was not completing their full scope of work and responsibilities as outlined by the contract. This topic will be taken into account as future landscape maintenance contracts are reviewed and awarded.

The Board then addressed old business:

1. Overgrown vegetation and tree work – Based on ongoing feedback from residents, a complete analysis of the Point’s common areas has been done to identify where there is overgrown vegetation (i.e. hollies, large bushes, crowded vegetation, etc.) or any potentially dangerous tree related issues (i.e. fallen limbs, diseased or leaning trees, insect/pest damage, etc.). Many common areas have been neglected for several years and many issues will need to be addressed to prevent future additional expenditures.
  - a. An extensive quote from Tree Experts, LLC for \$9,700.00 was reviewed in depth. It was discussed that due to the ice storms this winter, the tree work budget for the year has already been exhausted and these improvements would need to be paid for out of the capital budget account.
  - b. Areas included within the initial scope of work included:
    - i. Overgrown Vegetation: Trimming of plantings near the Cross Vine Lane circle, shaping several hollies at the Laurel Cove entrance, and shaping and reducing all hollies at the Indigo Cove and Checkerberry Square monuments.
    - ii. Tree work: removing and grinding the stumps of a broken tree by the gazebo, removal of two overgrown holly trees by the pergola at the Cross Vine Lane circle, several trees near 206 and 300 Cross Vine Lane touching structures, 8 tagged trees near 5100 Bearberry Point, a dead tree by the Laurel Cove retention pond, 6 trees near 5000 bearberry Point with bores, cleaning up a willow tree in the pocket park with broken limbs, and the removal of two diseased Ash trees near the roundabout entrance.
  - c. It was also identified that since the initial scope of work was quoted, there are now additional areas to in need of being addressed due to recent storms or homeowner feedback.
  - d. A motion was put into place to approve the initial \$9,700.00 quote but allow up to \$11,000.00 in total for any additional items that have emerged since the initial quote. The motion was seconded and approved.
4. Stonework repairs - There are several stone columns throughout The Point that have loose or missing stones. A quote of \$4800.00 for repairing all stone structures throughout the community has been received. Since it was identified that much of the stonework in need of repair must first have the overgrown vegetation removed, a motion was made and approved to table the stonework repairs until the ongoing vegetation and tree work throughout the community is completed.
5. A resident requested that signage at the Laurel Cove park entrance should be consolidated and updated to have a similar look and feel as throughout the rest of The Point. The signs will be reviewed and a proposal for a new sign will be completed.

The Board then addressed new business:

1. A resident has expressed a concern about Guilford Driving School using our neighborhood as part of their student driver training route. The board weighed the balance about the fact these are private streets, however it doesn’t really harm anyone. It was decided to leave as is unless the volume of student driver’s increases.
2. There has been ongoing beaver/muskrat damage (burrowing, erosion, etc.) along the retention ponds (mainly behind Dutchman’s Pipe Cove). A quote for \$600 to trap the muskrat/beavers and relocate them to a natural area outside of the neighborhood was reviewed. The quote, which comes with a 30 day guarantee was motioned to approve and seconded.
3. It was noted that several sidewalks are starting to heave and crack across the community, thus causing potential safety hazards. It was decided to gather quotes for the necessary repairs.

4. Deck boards are severely buckling on the pavilion at the dock in the Point's waterside park. Work was scoped by Lambeth Management and quote was received from Capital Exteriors for \$2100.00 to replace the wood. Due to other priority items, it was decided that hold off on replacement of all deck boards at this and focus on replacing/repairing deck boards on an as needed basis. Greg Evans also volunteers to do some of the immediate repairs.
6. Landscaping at the Point's entrance monuments – Based on resident feedback, the board has began investigating having permanent (or year round) plantings at the neighborhood entrance monuments along N. Elm St. and at the roundabout. These areas fall under the scope of the Lake Jeanette Master Association, so the Point Board has reached out to find out what options area available to have constant interest in these areas (not just during the summer months). Based on the feedback from the Master association, the board will take any necessary decisions at that time.
7. Architectural Control Committee (ACC) – Joe Tomlinson, head of the ACC, made a request to the board that moving forward, ACC approval should no longer be required if a homeowner is repainting the exterior of their home the same color or replacing their roof with the same material and color. A motion was made to no longer require ACC approval for this kind of maintenance/replacement with the forementioned parameters was approved.
8. The landscape committee is currently mapping common areas (grass vs. beds vs. pine needles) in order to properly scope the requests for quotations from new potential landscape maintenance companies.
9. A Community Watch chairperson couldn't not be found so the committee will be dissolved in the future.
10. Community information – A newsletter will be distributed once a quarter, along with a new resident packet, and a resident directory in the coming months.

The meeting was adjourned at 7:37pm.

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