



**THE POINT AT LAKE JEANETTE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING**

JULY 2021

The following are minutes from the Board of Directors meeting of The Point at Lake Jeanette's Homeowners Association, held at the Lake Jeanette Swim and Tennis Club at 5:30 P.M. on Tuesday, July 20th, 2021.

I. CALL TO ORDER

Board member Debby Reynolds called the meeting to order at 5:29 P.M.

ATTENDANCE

Board Members Present: *Debby Reynolds, David Rosenstein, Alma Holland, Robin Stiles, Greg Evans, Lili Stufken, and David Reese*

Also Present:

HOA Manager, Shannon Carter of Lambeth Management

Homeowners in attendance:

1. LeAnn Duncan, 403 Cross Vine Lane
2. Ann Ruth, 8 Checkerberry Square

II. APPROVAL OF THE MINUTES FROM THE LAST MEETING

Motion by Greg Evans seconded by Alma Holland, to approve the minutes of the last board meeting in May. The motion was approved at 5:31 P.M.

III. OPEN FORUM FOR HOMEOWNERS

This month's meeting included an open portion at the beginning for any homeowners who would like to attend. Homeowners also had the opportunity to address the board directly.

Homeowner discussion topics:

A. Discussion points raised by Ann Ruth included:

- a. Questions about the legal validity of the special COVID-19 procedures used regarding the Annual Meeting and the Election of Officers for The Point HOA Board of Directors at the end of 2020.
 - i. Shannon Carter of Lambeth Management assured that procedures were legally compliant according to her knowledge and used by Lambeth for other HOAs under their management.
 - ii. The board welcomed the concerns shared as input towards any future annual meetings or elections should a similar situation to the global pandemic occur.
- b. Concerns that the Board of Director Meeting minutes are not made public quickly, and that additional effort should be taken to share this information sooner.
 - i. Debby Reynolds said that the Board will investigate what options are available to legally approve meeting minutes prior to the next board

meeting so that the information can be posted on The Point webpage sooner for homeowners' access.

- B. Discussion points raised by LeAnn Duncan included:
 - a. A message to the Board regarding Shannon Carter and her ongoing assistance to residents of The Point.
 - i. LeAnn thanked Shannon for her prompt responses and great support as our property management manager.
 - b. Concerns about an unsafe sidewalk condition alongside Checkerberry Lane between Bearberry Point and Sundew Lane.
 - i. The sidewalk is heaving from nearby tree roots and will require alterations (i.e., grinding down uneven portions) to maintain a safe walking surface.
 - ii. The portion of the sidewalk in question is currently being quoted for repair.

IV. FINANCIAL REPORT

Shannon Carter gave the report as follows at 5:55 p.m.:

- A. Operating Account Balance \$ 13,551
- B. Capital Account Balance \$121,193
- C. Comments regarding expenses:
 - a. "Entrance Flower Planting" charges at the entrances will be investigated as this expense should be charged to the Master Association and not The Point HOA. It was noted that this charge may have been incorrectly labeled from SouthernScapes but instead may have been for the internal annual beds which are within The Point's scope.

V. MANAGER'S REPORT

Shannon Carter gave the report as follows at 5:58 p.m.:

- A. Streetlights along Checkerberry Alley previously addressed in 2020 but postponed.
 - a. After consideration of additional information, including the results of a streetlight survey sent to all residents bordering Checkerberry Alley, combined with information received from a homeowner whose home borders the alley that the existing streetlights aggravate an existing medical condition, the board approved the replacement the telephone pole-based lighting (original temporary construction lights) with poles consistent with other streetlight poles through the Point.
 - i. A vote via email that was sent June 25, 2021, to approve the new streetlights was approved unanimously by the board.
 - b. Description of the new streetlights approved:
 - i. Replace all six of the existing 25' tall wood pole mounted sodium halogen lights with low energy, 3000k (warm white), LED down lights mounted on top a 12' tall black metal pole.
 - ii. The new lights will be more consistent with other lighting currently found throughout the neighborhood. The exact style of our existing lighting is no longer available.
 - iii. All replacement lights will all remain in their current locations except for one light located at the sharp turn, midpoint in the alley, near the entrance to the lakeside walking trail. The current light is hidden within vegetation and will move approximately 15' to the left, near the walking trail entrance where it will be more effective at lighting the surrounding area.
 - c. Timing for the replacement of lights:
 - i. Duke has recently tagged the locations of all six lights to be replaced with white flags.
 - ii. Installation is as soon as possible.
- B. Tree and vegetation trimming throughout The Point

- a. All planned tree and vegetation trimming within the initial phase has been completed. The final total came to \$11,300.00 which was \$300.00 over budget.
- b. The initial tree work and trimming throughout the neighborhood has received positive feedback.
- c. It was identified that additional trimming and minor planting alterations will be necessary over the coming months:
 - i. Laurel Cove Entrance: A comprehensive trimming and planting plan is being developed to remove overgrown plantings and elevate this entrance to the same standard of other entrances within the community.
 - ii. Trees within the maintenance easement at 300 and 302 Checkerberry Lane are touching private structures and need to be trimmed/addressed.

VI. OLD BUSINESS

Unfinished business was discussed by at 6:06 P.M.

- A. Stonework repairs throughout the point will begin soon
 - a. Much of the stonework in need of repair has been blocked or covered by overgrowth. Now that the project to trim and remove vegetation throughout the neighborhood is nearing completion, stone masons can now better assess the work to be done.
 - b. The next step is to validate the previously received quote and to take a vote on the expenditure for repairs.
- B. Landscape Committee:
 - a. Members of the landscape committee are preparing information required for upcoming Requests for Quotation (RFQ) for Landscape Maintenance. This information will outline the scope of work for potential vendors, which includes measuring, mapping, and describing all HOA common areas.
- C. Architectural Control Committee (ACC):
 - a. This committee requires a minimum of five members. There is currently one vacancy on the committee with an application received by Al Skrepcinski. Debby Reynolds mentioned to approve Al's application to join the ACC and all board members voted in consensus to approve. There is still one vacancy on this committee.
 - b. It was noted that another member has decided to step off the committee at the end of the year so there will be another vacancy to fill at that time.

VII. NEW BUSINESS

- A. Tree removal from the lake
 - a. A homeowner has expressed concerns that the Point HOA paid for the removal of fallen common area trees from the lake earlier this year. The resident believes that this cost should have been taken instead by the Master Association. Debby Reynolds mentioned that the Master Association required The Point HOA in writing to remove these trees and that it was The Point HOA's financial responsibility to cover the cost of removal. This information has been shared with the homeowner.
- B. Improper Usage of Common Area on Rosebay Lane.
 - a. A homeowner on the circle of Rosebay Lane is making improvements to their property. On and off over the past two months, the homeowner/contractor has had building materials and a porta potty placed/stored on the common area within the circle.
 - b. The homeowner/contractor was asked to remove these items, in which they eventually complied by the stated deadline. However, the porta potty has now again appeared.

- c. The HOA management company has worked to have the porta potty removed from common area. The homeowner has been notified that this is not permitted and that if additional infractions occur, legal recourse will be taken.
- C. Main Entrance to The Point
- a. The planting islands at the two entrances to The Point (at North Elm St. and the Bass Chapel/Lake Jeanette Roundabout respectively), are under the Lake Jeanette Master Association's control and are not the responsibility of The Point HOA.
 - b. Over the last 2 years, there have been ongoing complaints from several residents about the lack of seasonal plantings in these islands throughout most of the year.
 - c. After assessing the issue with the Lake Jeanette Master Association, the Master Association has offered turn over the control of these planting islands to The Point HOA via a legally binding licensing agreement. The details of this licensing agreement would allow The Point HOA to control when and what is always planted moving forward.
 - d. To enable the Point to take control of these planting beds, the licensing agreement must be signed. Greg Evans motioned to approve the signing of the licensing agreement and Lili Stufken seconded the motion. A majority of board members approved the motion.

VIII. The board then moved to a closed/executive session at 6:58 p.m.
No votes were taken.

IX. NEXT MEETING DATE
The next monthly Board meeting is scheduled for September 21st at 5:30 p.m.

The board meeting adjourned at 7:39 p.m.

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