



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

SEPTEMBER 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, September 21, 2021.

I. CALL TO ORDER

Board member Debby Reynolds called the meeting to order at 5:34 P.M.

ATTENDANCE

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

Also Present:

HOA Manager, Shannon Carter of Lambeth Management

II. APPROVAL OF THE MINUTES FROM THE LAST MEETING

Previously approved via an email motion and then posted on the Point's webpage on Lambeth's website.

III. FINANCIAL REPORT

Shannon Carter gave the report as follows at 5:38 p.m.:

A. Operating Account Balance \$ 18,026

B. Capital Account Balance \$106,463

C. Comments regarding expenses:

- a. Four past due accounts were turned over to the attorney for resolution.
- b. "Entrance Flower Planting" charges by SouthernScapes that were in question at the last meeting were investigated and it was deemed that the charges were valid but improperly labeled on the invoice.

IV. MANAGER'S REPORT

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

A. ACC requests that were submitted since the last meeting were shared. No submitted requests were denied.

B. Prior tree work 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.
- C. Additional tree work needed throughout The Point:
 - a. There was storm damage to several trees on the Indigo Cove lakeside trail and along Checkerberry lane. Due to safety or walkway obstructions, these trees were in the need of immediate removal. The work is now complete.
 - b. There have been three different homeowner complaints recording the zelkova trees that are touching structures within Checkerberry Square. Quotes for trimming these trees will be collected and reviewed.
 - c. There are four dead trees at the roundabout entrance and two diseased trees at the gatehouse entrance to The Point. Quotes are being received for this work. Once the dead/diseased trees are removed, the remaining vegetation (i.e. hollies) will most likely need trimmed/shaped.
- D. SouthernScapes notice of price increases for 2022 have been received.
 - a. Increasing \$1040.00 for the year, which brings the annual projected maintenance cost to \$69,752.

V. OLD BUSINESS

Unfinished business was discussed by at 6:10 P.M.

- A. Architectural Control Committee (ACC):
 - a. There is currently one vacancy on the committee with no new applications received. It was also 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.
- B. Streetlights replacement along Checkerberry Alley are to be installed by Duke Power with a projected completion date of September 24th.
- C. 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 asses the work to be done.
 - b. Quote is in process of being validated. Shannon is scheduled to walk the areas within scope to ensure all items are included. Once complete, a decision will be taken on the expenditure of repairs
- D. Plant Beds at main entrances
 - a. The landscape committee has inspected the main entrance plantings and have identified several diseased, misshapen, dead or overgrown trees/plants at both the North Elm gatehouse entrance and the Bass Chapel Roundabout entrance.
 - b. As mentioned above, quotes are being prepared for the removal of several dead or diseased trees in these areas.
 - c. The landscape committee also met with SouthernScapes representatives to determine what needs trimmed, removed, or replaced as per our landscape maintenance contract. This work will be down in the coming months as weather temperatures become more favorable.
 - d. The two planting islands at both entrances are now under the Point HOA's control. This will allow the Point HOA to plant permanent and seasonal items in these areas so they are not left empty in the fall/winter/early spring months. Plantings in these islands will take place this fall.

VI. NEW BUSINESS

- A. Signage throughout The Point
 - a. Wood signage is rotting and leaning in many areas. The board should consider creating a signage repair and update plan and plan for the expenditure in next year's budget.
 - b. Cul-de-sac "no parking" signage missing in some areas. All remaining signs will be removed at this time until future signage repairs are completed throughout the community.
- B. Annual meeting planning
 - a. Date is set for Tuesday, November 30th. Time and location to be determined.
 - b. Formal notification of the meeting to homeowners will follow the governing documents of the HOA.
 - c. North Carolina has adopted an electronic voting bill. Should it be necessary voting can take place virtually, however it is desired that it is in an in-person meeting. COVID-19 restrictions/protocols will be the determining factor whether this meeting will happen in person or virtually.
 - d. People wishing to run for an open HOA board position should follow the outlined process that will be communicated in the coming weeks by Lambeth Management. Lili Stufken will be the nominating chair.
- C. Sidewalk repairs throughout the Point.
 - a. A quote from McGee Brother's Concrete was received after walking the neighborhood for trip hazards and broken segments.
 - i. 27 trip hazards were identified along with 9 different sections that need to be repaired.
 - ii. The \$6,700.00 quote includes any repairs, grinding or replacements of concrete sidewalk sections, along with removal and haul away of damaged sections.
 - iii. Debby Reynolds motioned to repair due to liability reasons. David Rosenstein seconded and the board unanimously approved.

VII. NEXT MEETING DATE

The next Board meeting is scheduled as part of the Annual Meeting to be held on Tuesday, November 30th at 6:30 p.m.

The board meeting adjourned at 6:48 p.m.

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