

**THE POINT**  
AT LAKE JEANETTE

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

DECEMBER 2021

*The following are minutes from the Board of Directors meeting of The Point at Lake Jeanette's Homeowners Association, held at the Glenn McNairy Branch Library at 5:30 P.M. on Tuesday, December 14, 2021.*

**I. CALL TO ORDER**

Board member Debby Reynolds called the meeting to order at 5:32 P.M. Since this is an overlap meeting between the current board and future (2022) board, the meeting started with introductions.

**ATTENDANCE**

2021 Board Members Present: *Debby Reynolds, David Rosenstein, Alma Holland, Robin Stiles, Lili Stufken, and David Reese*

2022 New Board Members Present: *Charles Arthur, Liz Spidell, and Amy Greer*

Also Present:

HOA Manager, Shannon Carter of Lambeth Management

**II. APPROVAL OF THE MINUTES FROM THE LAST MEETING**

September Board Meeting Minutes were 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 5:44 p.m.:

- a. With the full year closeout now complete, the expenses for the full year 2021 came in at \$23,754 under the projected budget which was set in late 2020.

**IV. MANAGER'S REPORT**

Shannon Carter gave the report as follows at 5:47 p.m.:

- A. There are several residents who are several months behind in their payment of HOA dues. The HOA attorney has sent correspondence to those residents noted on the listing.
- B. New holiday decorations were purchased this year for the neighborhood. The purchase prices for decorations were offset by installation being done by resident volunteers this year, instead of paying an outside service this year.

**V. OLD BUSINESS**

Unfinished business was discussed by at 5:49 P.M.

- A. A portion of the walking trail connecting Checkerberry Alley to Indigo Cove (behind the Indigo Cove condominium units) has been slowly deteriorating due to erosion. Due to recent storms and rainfall, the pathway has now become severely eroded and is a safety concern for those using the pathway.

- a. A quote for \$2,285.00 from SouthernScapes to repair the pathway and reconfigure the area to minimize future erosion has been received.
- b. Due to the safety implications of the eroded path, the quote was motioned for approval and unanimously approved by the board.
- B. Quotations for landscape maintenance continues to be in process. SouthernScapes submitted their annual quote along with one competitor. Lambeth is currently waiting for 2 more companies to submit their quotations for maintenance.
  - a. Once the competitor quotes are received, the board will take a decision on awarding an annual landscape maintenance contract.
  - b. The contract with SouthernScapes has expired and is currently month to month.
  - c. The board decided to get quotation proposals from other companies due to continued negative feedback from residents regarding SouthernScapes' quality of work.

## VI. NEW BUSINESS

- A. Signage throughout The Point
  - a. Wood signage is rotting and leaning in many areas. The board decided to create a signage repair and update plan and project the expenditure in the 2022 budget.
  - b. Due to the number of rotted signs or landscape structures, the repair of these items will most likely need to be prioritized over a phased approach.
- B. Zelkova Trees at Checkerberry and Thimbleberry Squares
  - a. Three Zelkova trees in Thimbleberry Square were removed after an outside risk analysis was completed based on homeowner complaints of damage to personal structures. One diseased tree was removed in Checkerberry Square.
  - b. It has been noted that the Zelkova trees are causing repeated damage to sidewalk, fences, and homeowner structures. Several thousand dollars for repairs have been spent by the HOA throughout prior years. The remaining Zelkova trees will continue to cost the HOA money to maintain a safe and liability free environment.
    - i. There is an outdated guideline adopted several years ago by a prior board offering guidance on the Zelkova trees, which does not account for the continued damage that mature Zelkova trees are causing.
    - ii. Alma Holland made a motion to eliminate the current Zelkova Tree guideline and recommended that a new plan/guideline be created that limits damage to structures and HOA property. Liz Spidell seconded the motion, and all were in favor.
    - iii. Next steps will be to create a comprehensive plan for the potential removal and replacement of the current Zelkova trees in both Thimbleberry and Checkerberry Squares. The new plan will take homeowner feedback into account.
- C. Overgrown hollies and vegetation at the Rosebay and Laurel Cove monuments/entrances.
  - a. The entrance plantings at both Rosebay and Laurel Cove have become overgrown and are creating damage/rot to the stone and wood monument structures.
    - i. Furthermore, due to years of neglect, the entrance plantings no longer provide a pleasant appearance in keeping with other areas of The Point.

- b. David Reese made a recommendation to look at the monument plantings with whomever is awarded the neighborhood maintenance contract and develop a landscape plan for each entrance.
  - c. The board agreed that plans for the Rosebay and Laurel Cove entrances should be created and shared with residents for input.
- D. Election of 2022 HOA Board Officers
- a. For the 2022 calendar year, the following appointments have been made for key roles:
    - i. Debby Reynolds will continue as HOA Board President
    - ii. Lili Stufken elected Vice President
    - iii. Robin Stiles elected Treasurer
    - iv. Amy Greer elected Secretary
  - b. For the remaining board members, each has agreed to take on a focus area to support the neighborhood. These assignments are as follows:
    - i. Charles Arthur: Hardscape/Infrastructure
    - ii. David Reese: Landscaping
    - iii. Liz Spidell: Neighborhood communication
  - c. Prior to closing the meeting, Debby Reynolds wanted to acknowledge and thank both David Rosenstein and Alma Holland for their years of service to the HOA Board. Both David and Alma decided to not run for re-election and this is their last meeting as part of the HOA Board of Directors.

**VII. NEXT MEETING DATE**

The next board meeting is scheduled to be held on Tuesday, January 24<sup>th</sup> at 5:30 p.m.

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

Respectfully Submitted,  
David Reese  
Secretary, The Point HOA (2021) Board of Directors