

THE POINT
AT LAKE JEANETTE

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

MAY 2022

The following are minutes from the Board of Directors meeting of The Point at Lake Jeanette's Homeowners Association, held at Glenn McNairy Branch Library at 5:30 P.M. on Monday, May 23 2022.

I. CALL TO ORDER

Board member Debby Reynolds called the meeting to order at 5:45 P.M.

ATTENDANCE

Board Members Present: *Debby Reynolds, Robin Stiles, Charles Arthur, Liz Spidell, and David Reese*

Also Present:

ACC Committee Chair: David Rosenstein

HOA Manager: Tiffany Hanlon of Lambeth Management

II. APPROVAL OF THE MINUTES FROM THE LAST MEETING

The Minutes from our March meeting were not available so we were not able to approve them.

III. FINANCIAL REPORT

Tiffany Hanlon gave the April financial report as follows:

A. Operating Account Balance increased from \$26,873 to \$ 36,810

B. Capital Account Balance decreased from \$89,152 to \$79,783

C. Comments regarding expenses:

a. A/R accounts decreased from \$5,645 to \$4,212 - Most homeowners are now up-to-date on their dues.

b. Bland Landscaping submitted a quote to fix the Indigo trail and the board approved it.

c. The Board voted to pay NC Tree \$30,000 for tree and stump removal throughout the neighborhood.

d. Debby Reynolds asked the Board to vote on the removal of a Zelkova tree from 304 Checkerberry Lane for \$2,250. Robin Stiles made a motion to remove the tree and the Board voted all in favor.

IV. MANAGER'S REPORT

Tiffany Hanlon gave the following report:

A. Marci Hawkins from Lambeth Management will be replacing Shannon Carter as property manager for The Point.

B. Beavers have been removed from Bearberry pond property and damage is being repaired by the master association.

V. OLD BUSINESS

- A. Stonework and woodwork repairs throughout The Point:
 - a. All stonework and woodwork will be repaired and painted white by Capital Exteriors. Lambeth Management is waiting to hear back from the company regarding timing for repairs.
- B. Landscape Committee:
 - a. Two houses on Checkerberry Lane are using black or brown mulch which does not blend in with the rest of the neighborhood. David Rosenstein will follow-up and send a notice to homeowners to replace with approved pine needles.
- C. Streetlight repair:
 - a. Streetlights are out at the roundabout. Repairs for these lights have already been paid for so Tiffany from Lambeth Management will follow up to make sure the repairs are made ASAP.

VI. NEW BUSINESS

- A. Indigo Trail repair:
 - a. Bland Landscaping submitted a quote to fix the Indigo trail and the Board has approved it.
- B. Pine needle replenishment:
 - a. Bland Landscaping did not finish replenishing pine needles throughout the neighborhood. Debby Reynolds has followed up with them on this so they are aware and will correct the issue.
- C. Dead plants throughout the neighborhood:
 - a. Debby Reynolds will be working with Bland Landscaping to walk the neighborhood and clean up all dead plants by the end of June.
 - b. Debby also met with the sprinkler company to fix all sprinkler heads in the neighborhood. This has been a contributor to the dead plants in various areas.

VII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for July 25, 2022 at 5:30 p.m.

The board meeting adjourned at 6:50 p.m.

Respectfully Submitted,
Liz Spidell
Acting as Secretary, The Point HOA Board of Directors