



The Point at Lake Jeanette Homeowners' Association Board of Directors Meeting
Glenn McNairy Branch Library – May 6, 2024

I. CALL TO ORDER

Greg Evans called the meeting to order at 4:03 PM

II. SPECIAL THANKS

Greg gave a special thanks to Charlie Arthur and Tim Knowles for their hard work and dedication to the upkeep of the trails and biocells, and overseeing of our landscaping.

III. ATTENDANCE

Present were 2024 Board members: Greg Evans, Charlie Arthur, Susan Shadis, Mitchell Parsons, and Liz Spidell.

Also present was HOA Manager, Marci Hawkins.

Board members Tim Knowles and Jean Camp were not able to attend the meeting.

Homeowners Van and LeAnne Duncan attended the meeting to discuss streetlight maintenance, irrigation, and trail management.

Homeowner Tracy McLean-Scocuzza attended to discuss neighborhood safety.

Homeowners Peter and Carole Brevorka attended to discuss entrance cameras and neighborhood safety.

IV. APPROVAL OF LAST MEETING'S MINUTES

The minutes of the March meeting were approved.

V. ACC/COMMUNITY WATCH REPORT

Flock cameras now have night vision.

It was brought to the attention of the Board by Tracy McLean-Scocuzza that despite repeated calls to the GPD about a man digging through trash in the neighborhood, there has been no resolution to this matter. Greg volunteered to call the GPD to find out what steps need to be taken to stop this from happening.

VI. NEW BUSINESS

A. Budget Review

The Board reviewed and approved the 2024 Financial Report.

B. Streetlights

Van Duncan has been working with Duke Energy on a volunteer basis to ensure our streetlights are all in working order. This includes making sure dead bulbs are replaced with the correct, warmer colored bulbs rather than harsh, bright ones. Van's wife, LeAnne suggested adding solar up lights to both sides of the Rosebay and Indigo signs. Lambeth Management is getting estimates for this and it will be discussed in our next meeting.

C. Irrigation

Van Duncan has been monitoring the irrigation system throughout The Point and has repaired all compromised irrigation heads.

D. Dog Regulations

Homeowners must keep dogs on a leash at ALL times when walking them in the neighborhood.

E. Yard Waste Carts

Yard waste carts must be kept out of sight along with trash and recycling carts.

F. Trail Maintenance

Charlie Arthur, Tim Knowles, Van Duncan, Jim Coleman & Manuel Davila have volunteered to work on trail maintenance, and plan to use fallen leaves as mulch where possible on wooded trails. Lambeth Management will get estimates for using actual mulch areas around the neighborhood where leaves won't work. The Board agreed that it would be best to use mulch on sections of the trail behind the condos in Indigo and a few other places around The Point.

G. Dead Tree Removal Behind Arbor and Thimbleberry Tree Trimming

This was completed on Tuesday, 5/7.

VII. OLD BUSINESS

A. Biocells

Tim Knowles and the Landscaping Committee will meet with NC Drainage on Tuesday, May 14 at 12 PM at Biocell #1 beside Checkerberry Lane to discuss drainage and maintenance concerns.

B. Trail Repair

The Board approved a quote provided by Lambeth Management for a professional service to make the more significant repairs needed on the trails.

H. Sidewalk Pressure Washing

The Board voted to put this on hold.

I. Checkerberry Square Tree Removal

The Board voted to put this on hold.

J. Entrance Concrete & Brick Repair

The Board voted to move forward with the concrete and brick repair at the guard house entrance into The Point.

K. Pond Tree Removal at Dock

This has been completed.

L. Lumos

Lumos has been acquired by T-Mobile which has resulted in an installation delay. The completion date is now projected into July. Please note, homeowners will have 30 days to report any damage to their properties that may have occurred during installation. Lambeth Management will continue sending reminders out about this to homeowners.

M. ADJOURNMENT

Having no further business, the meeting was adjourned at 5:18 pm. The next meeting will be held at McNairy Library on July 15, 2024 at 4:00PM.

Respectfully submitted,
Liz Spidell, Secretary