



The Point at Lake Jeanette Association Annual Homeowners Meeting

November 14, 2024 - Lake Jeanette Swim and Tennis Club

I. CALL TO ORDER

Greg Evans called the meeting to order at 6:00 PM

II. VERIFICATION OF QUORUM

Greg confirmed that the number of members present at the meeting met the quorum requirement.

III. PRESIDENT'S REPORT

Greg Evans gave homeowners an overview of HOA Board responsibilities and management of funds throughout the year.

Greg asked Tim Knowles to provide homeowners with an explanation of biocells and why they are important to our community.

[OVERVIEW: There are 10 biocells throughout The Point that were installed when the community was first developed to capture and treat stormwater runoff. Several of the biocells have become clogged with debris which is a major cause for concern as they can be very costly to clean and restore. Tim Knowles and the Landscaping Committee are working with Lambeth Management and the HOA Board to clean and maintain the biocells in hopes of avoiding any potential financial consequences.]

IV. FINANCIAL REPORT

Marci Hawkins reviewed the financial report: The operating account has a surplus, lawn maintenance will increase by 5% annually, and dues will increase to \$100/month in January 2025.

V. COMMUNITY WATCH REPORT

Christy Wert expressed homeowners' concerns about solicitors in the neighborhood, and reports that there is a man rummaging through residents' trash carts early in the mornings. The Community Watch Team invited a Greensboro police officer to attend the meeting and address these concerns:

SOLICITATION: The officer explained that if a solicitor has a business permit, they are free to solicit, but they cannot enter a private residence without permission. If you have a "No Soliciting" sign on your door, it is a crime for someone to solicit you (personally) for business.

RUMMAGING THROUGH TRASH: The officer explained that "dumpster diving" is legal once your trash cart is in the street. However, because we are a private community, we can have the person banned from the community if they are caught in the act by a police officer or a member of the HOA Board.

VI. NOMINATION AND ELECTION OF 4 BOARD MEMBERS

The Board requested nominations for 4 new Board members, each to serve a 2-year term. The new members would replace Greg Evans, Susan Shadis, Jean Camp, and Liz Spidell. Only 2 nominees, Mike Vorys and Michael Marchio, volunteered to serve, so Liz Spidell and Jean Camp agreed to serve on the Board 1 more year. Homeowners in attendance voted in favor of these 4 Board members.

New Board members are as follows:

Tim Knowles – President & Landscaping Committee

Charles Arthur – Vice President & Trails

Liz Spidell - Secretary

Jean Camp - TBD

Mitchell Parsons - TBD

Mike Vorys - TBD

Michael Marchio – TBD

Final Board positions will be determined at the next HOA Board meeting.

VII. OPEN FORUM

Some homeowners voiced concerns that residents and/or landscaping companies are discarding dead limbs in areas that are visible from homes. They requested these limbs be picked up and disposed of properly.

It was requested that an additional stop sign be added to the other side of Foxglove and Checkerberry.

It was noted that there are some tree limbs overhanging streets in some areas that may be causing damage to the trash trucks.

The Board will discuss these concerns in the next HOA meeting scheduled for Monday, Jan 27.

VI. ADJOURNMENT

Having no further business, the meeting was adjourned at 7:15 pm.

The next Annual Homeowners Meeting is tentatively scheduled on Thursday, November 13, 2025.

Respectfully submitted,

Liz Spidell, Secretary