



The Point at Lake Jeanette Homeowners' Association Board of Directors Meeting
Glenn McNairy Branch Library – January 27, 2025

I. CALL TO ORDER

Tim Knowles called the meeting to order at 4:06 PM

II. ATTENDENCE

Present were 2025 Board members: Tim Knowles, Charles Arthur, Liz Spidell, Jean Camp, Mitchell Parsons, Mike Vorys, and Michael Marchio

Also present was HOA Manager, Marci Hawkins.

III. APPROVAL OF LAST MEETING'S MINUTES

The minutes of the October meeting were approved.

IV. FINANCIALS

The Board reviewed the 2025 financials

V. NEW BUSINESS

A. Pond Inspection Report & Maintenance

The Point maintains six detention ponds and employs Foster Lake and Pond Management to provide quarterly inspections of each of the ponds. Recently Lambeth Management received an inspection report from the City of Greensboro citing issues with 5 of the ponds. Several Board member will be working with Foster and the City on a plan-of-action to remedy these issues and avoid any potential fines.

B. Snow Removal

In anticipation of the most recent snow we had, the Board agreed to have brine applied to the roads before the snow fell. Unfortunately, brine was applied to the roads after the snow began and was spread inconsistently throughout The Point which left icy spots in some areas. While Lambeth Management will be looking into this mishap, it brought up a discussion about how to best use the budget for Snow removal and anti-icing applications in the future. It is a very expensive process, and because this area doesn't get much snow, and it usually melts quickly, it's important to determine how to best utilize the budget for this. It was suggested that applying brine to steeper or shaded sections of the roads would be effective and reduce cost.

C. Lawn Maintenance Contract with Bland Landscaping Company

Lambeth Management and the HOA Landscaping Committee will meet with Bland Landscaping to discuss their 2025 contract that goes into effect on March 1, 2025.

D. Tree Removal Walk-Through

A walk-through is being scheduled with TRL to determine which trees should be removed throughout The Point.

VI. OLD BUSINESS

A. Sidewalk Repair Completed

The sidewalk in front of 306 Cross Vine Lane was repaired.

B. Dutchman's Pond Walking Trail

The Board approved the quote to mulch the Dutchman's pond walking trail.

C. Quotes For Monthly Maintenance of Biocells And Ponds

The Point owns six ponds and eleven biocells. Several of the Board members will inspect all of the ponds and biocells. They will then create an RFP for a monthly maintenance quote from several reputable companies to ensure the ponds and biocells pass inspection in order to avoid any potential fines imposed by the City.

D. Main Entrance Designs On Hold

Design quotes were submitted for the entrances to Checkerberry, Indigo, Rosebay and main entrances to The Point. The Board voted to put this on hold until all ponds and biocells have passed inspection and costs have been determined.

E. Swale Quotes For Laurel Cove Pond

The Board received a quote to replace the swale at the Laurel Cove dock gate, however it was decided that rather than install a swale, it would be a less expensive alternative to add more gravel & mulch to the path.

VI. ADJOURNMENT

Having no further business, the meeting was adjourned at 5:15 pm.

The next HOA meeting will be scheduled on Monday, March 10.

Respectfully submitted,

Liz Spidell, Secretary