



The Point at Lake Jeanette Homeowners' Association Board of Directors Meeting
Glenn McNairy Branch Library – September 11, 2025

I. CALL TO ORDER

Tim Knowles called the meeting to order at 4:08 PM

II. ATTENDENCE

Present were 2025 Board members: Tim Knowles, Liz Spidell, Jean Camp, Mitchell Parsons, and Michael Marchio.

Also present was HOA Manager, Marci Hawkins.

Board members Charles Arthur and Mike Vorys were not able to attend the meeting.

III. APPROVAL OF LAST MEETING'S MINUTES

The minutes of the July meeting were approved.

IV. FINANCIALS

The Board reviewed the 2025 financials.

V. NEW BUSINESS

A. "No Parking" Signs have been placed along Checkerberry Alley.

Towing will be enforced.

B. Path at Laurel Cove dock to be refreshed with mulch / gravel, and area around gate to be seeded.

C. Pond Maintenance

Mulch will be placed around ponds throughout The Point, and Tim and Charlie will continue to stay on top of ongoing maintenance requirements.

D. River Birch removal at Foxglove pond

Lambeth Management will request additional cost estimates to remove 3 trees.

E. Need volunteers for fall work!!!

Replace dead hedges along checkerberry, both squares & shrubs at roundabout.

F. 2026 Request For Proposal Issued For The Point Landscaping Contract

Tim Knowles will be creating and sending out RFPs for 2026 landscape maintenance bids.

G. Bland Landscaping to prune bushes at Dutchman's Pipe entrance and trim large shrubs on Checkerberry alley blocking street lights.

H. Master HOA to be contacted regarding bridge repair behind Dutchman's Pipe & Rosebay.

I. Lambeth Management will get price estimates to clean fence along Checkerberry.

J. Request Lake Jeanette Association to maintain grass strip along N. Elm

VI. OLD BUSINESS

A. Additional cost estimates requested for pond sediment survey in 2026 to determine depth of sediment in ponds.

B. Potential assessment(s) may be required to cover pond sediment removal.

City requires 1 pond per every 1-2 years – Laurel Cove pond near large dock will be first.

C. Volunteers needed for bridge repairs

Charlie Arthur has repaired the bridge near the large dock at Laurel Cove pond, but there are other bridges throughout The Point that need to be repaired. Volunteers appreciated.

D. Swale Quotes at dock gate to direct water to Laurel Cove pond.

Drainage quotes are being requested by Lambeth Management along with pricing to re-level the path, add larger gravel, and cover with mulch at gate. Work will be done in 2026.

E. Wood edging and pea gravel repairs in both squares will be added to the 2026 budget.

F. Swale/drainage repair behind Bearberry will be added to the 2026 budget.

VII. UPCOMING ANNUAL HOMEOWNERS MEETING

The annual Homeowners meeting will be held at the Lake Jeanette Swim & Tennis Club on Thursday, November 13.

Nominations are now open for positions on the Board of Directors of The Point. There will be three (3) positions up for vote at the Annual Meeting. Each term on the Board of Directors is for two (2) years. Lambeth Management emailed out a request for bios. Anyone interested in serving on the HOA Board should send a notice of their interest along with a brief bio to marci@lambethmanagement.com by Friday, October 3.

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VIII. ADJOURNMENT

Having no further business, the meeting was adjourned at 5:00 pm.

The next HOA meeting will be scheduled for Monday, November 10.

Respectfully submitted,

Liz Spidell, Secretary