



The Point at Lake Jeanette Homeowners' Association Board of Directors Meeting
Glenn McNairy Branch Library – January 5, 2026

I. CALL TO ORDER

Tim Knowles called the meeting to order at 4:30 PM

II. ATTENDENCE

Present were 2025 Board members: Tim Knowles, Liz Spidell, and Charles Arthur.

Also present was HOA Manager, Marci Hawkins.

Board members Jean Camp, Mitchell Parsons, Michael Marchio, and Mike Vorys were not able to attend the meeting.

As a quorum was not present, the Board did not vote on or approve any items at this meeting.

III. NEW BUSINESS

A. Brine and Snow Removal Contract

In the event of a potential snowfall, Bland will apply brine to specified areas of the roads at The Point before snow begins. A map marking the areas for brining has been provided to Bland. If an accumulation of 3" or more of snow occurs, all streets throughout The Point will be scraped unless ice is expected to refreeze under the snow, or if temperatures are expected to rise within a day of the snowfall.

B. Pond Sediment Survey.

Tim Knowles is currently working with several engineers to quote sediment depth in the ponds. The city requires 1 pond to be surveyed every 1 to 2 years. Laurel Cove near the large dock will be the first to be surveyed in 2026.

IV. OLD BUSINESS

A. Tree Removal.

The Board approved the removal of 3 River Birches at Foxglove Pond.

B. Volunteers for Landscaping.

The Board is asking for volunteers this Spring to help with landscaping at the entrances, the roundabout, and along Checkerberry. If you would like to volunteer, please contact Marci Wortman at marci@lambethmanagement.com.

C. RFP for Landscape Maintenance Bids in 2027.

Tim Knowles is working on a detailed RFP to send out for 2027 landscaping bids.

D. Swale Quotes for Laurel Cove and Bearberry.

Lambeth Management is reaching out to NC Drainage for swale/drainage repair at Laurel Cove dock gate, and behind Bearberry. Lambeth is also getting estimates to re-level the path, add larger gravel and cover with mulch at Laurel Cove gate.

E. Wood Edging and Pea Gravel Repairs.

Repairs on both sides of squares will be added to the 2026 budget.

F. Pruning / Clean-up/ Repair Rip Rap & Swales at Dutchman's Pond.

This will be added to the 2026 budget.

G. Biocell Repair & Clean Up.

This will be added to the 2026 budget.

V. ADJOURNMENT

Having no further business, the meeting was adjourned at 5:05 pm.

The next HOA meeting will be scheduled for Monday, March 9th.

Respectfully submitted,

Liz Spidell, Secretary