



The Point at Lake Jeanette Homeowners' Association Board of Directors Meeting

Glenn McNairy Branch Library – July 27, 2026

I. CALL TO ORDER

Tim Knowles called the meeting to order at 4:00 PM

II. ATTENDENCE

Present were Board members: Tim Knowles, Charles Arthur, Liz Spidell , Michael Marchio, and new board member, Matthew Melvin.

Also present was HOA Manager, Marci Wortman.

III. NEW BUSINESS

A. Checkerberry Square Sidewalk Project

Wood edging and sidewalk repair is needed on both sides of Thimbleberry and Checkerberry Square. Estimates to repair the sidewalks came in high, so Tim Knowles and Charles Arthur volunteered to replace the sidewalk on the Bearberry side with pea gravel to conserve funds.

B. Biocell Inspections

The Board voted to have a civil engineer inspect all 10 of the biocells to ensure we get the fairest and most accurate inspection report.

C. Pond Inspections

Inspections to map the amount of sediment build-up in each of the 6 ponds throughout The Point are required by the City in order to meet code. Once estimates for this have been approved, inspections will be scheduled to roll out over a period of time. The completed survey of all ponds is due in 2027.

D. Bearberry Landscaping

Landscaping at the corner of Bearberry will be scheduled in the fall.

E. Future Infrastructure Committee

Tim Knowles and Charles Arthur discussed forming an Infrastructure Committee to oversee the maintenance and long-term planning of the community's infrastructure.

IV. OLD BUSINESS

A. Tree Work.

Tree removal and pruning work has been completed in common areas throughout The Point.

B. Gate Removal

Charles Arthur removed the gate at Laurel Cove for safety purposes.

C. National Night Out

National Night Out was canceled due to inclement weather, and will not be rescheduled.

D. Speeding.

Residents continue to raise concerns about cars speeding in the neighborhood. Lambeth reached out to our CRO for assistance, but because our streets are private, enforcement of speeding is the Association's responsibility.

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

This has been added to the 2026 budget.

F. Biocell Repair & Clean Up.

This has been added to the 2026 budget.

G. Hedge Replacement

The Board continued the discussion of possible removal and replacement of the hedges on the right side of Indigo and the left side of Bearberry in the next 2-3 years.

H. Laurel Cove Entrance

Tim Knowles is working on a Laurel Cove entrance design for the fall.

I. Volunteers Needed For Fall Work

Tim Knowles is asking for volunteers to help replace dead hedges along Checkerberry, both squares, and shrubs that have been run over in the roundabout.

J. Landscaping Maintenance Bids

Tim Knowles is working on an RFP for landscaping bids for 2027. Bland's contract renews 3/1/26.

V. UPCOMING ANNUAL HOMEOWNERS MEETING

The annual Homeowners meeting will be held at the Lake Jeanette Swim & Tennis Club on Thursday, November 13 at 6:00PM.

Nominations are now open for positions on the Board of Directors of The Point. Anyone interested in serving on the HOA Board should send a notice of their interest along with a brief bio to marci@lambethmanagement.com.

VI. ADJOURNMENT

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

The next HOA meeting will be scheduled for September 28 at McNairy Library at 4:00 pm.

Respectfully submitted,

Liz Spidell, Secretary