



Lake Jeanette Association, Inc. 5040 Bass Chapel Rd. Greensboro, NC 27455
HOA: 336-382-3663 www.LJvillages.com Marina: 336-337-0057

Lake Jeanette Association, Inc
Board of Directors Meeting
Wednesday, November 17, 2021

- I. **Call to Order:** 5:29 pm by President Dixon Johnston at Lake Jeanette Swim & Tennis Club
 - a. **In Attendance:**
Dixon Johnston, President
Robin Stiles, Vice President – by phone
Jory Marino, Secretary
Tom Weiss, Treasurer
Jim Blakeley, Member at Large
Jennifer Smith, Slatter Management

- II. **Secretary's Report:** Minutes from the October 12, 2021, were presented for review.
 - ❖ **Motion** - Jory Marino raised a motion to approve the Minutes from the October 12, 2021, meeting.
 - ❖ **Second** – Jim Blakeley
 - ❖ **Unanimous to approve**
 - Jennifer to post approved mins on the website.

- III. **October Financial Review:** October Financials were reviewed by the board.

- IV. **2022 Budget** – The 2022 Budget was produced by Jennifer Smith of Slatter Management and presented to the board. The board discussed the overall budget and reviewed the operating income which included an increase in marina rental fees. In addition, the Board suggested the following changes:
 - a. Increase the Tree Removal Expense from \$45,000.00 to \$52,500.00
 - b. Increase the Legal Expense from \$5,000.00 to \$7,300.00
 - c. Add subtotals under each category
 - ❖ Motion to approve the budget with the above changes was mad by Jim Blakely
 - ❖ Second: Tom Weiss
 - ❖ **Unanimous to approve**

- V. **Update on Property at 803 Roberson Comer Rd-**
 - a. Dixon advised the Board that he is meeting with Will Berry later in the week to discuss the potential sale of 4 or 5 acres of land not in use and owned by the Association. Dixon invited the board to the meeting. Consensus is that the entire board is in favor of selling the acres not in use and expand the current dry storage. In addition, it was discussed that the proceeds from the land sale could be used to repair and improve the Marina and other areas owned by the Association. This of course assumes that the Association is able to sell the land at or above its' market value.

 - b. Questions that need to be addressed include: Does the membership need to approve the sale of the land? After consulting with the Associations attorney, Steve Black, we were advised that the board can sell the land without membership approval due to the fact it's likely not restricted property. In his research, Steve was unable confirm any restrictions thus advised the Board to proceed with the sale.



VI. Operations/Manager Report:

- a. Registered Agent- Dixon signed form changing the registered agent to Steve Black with Law Firm of the Carolinas.
- b. 2022 SouthernScapes Contract signed since approved in the 2022 Budget.
- c. Drainage Issues: Quote presented from EcoTurf to fix the drainage and the erosion issues at the marina in 6 different areas within the marina. Work will include catch basins, channel drains, concrete channel drains, large swale and riprap. All aforementioned areas are causing flooding which is washing away the rock base, damaging timbers and the parking areas. The total cost to repair to improve this area is: \$36,310.00
 - ❖ **Motion to Approve**– Tom Weiss raised a motion to approve the \$36,310.00 quote from EcoTurf to fix the drainage issues at the marina
 - ❖ **Second**- Jory Marino
 - ❖ **Unanimous to approve**
- d. Eastern Shore Trail- Board had previously decided that a sign would be placed stating the trail is closed - safety hazard to walk - no trespassing. Fine \$250.00. Board stated that this was decided on in early 2021.
 - Jennifer to order sign and install.
- e. Collection Policy – After reviewing the Collection Policy, Slatter recommends reducing the amount of time a member can be delinquent. Current policy requires 2 statement periods and then two (2) 15- day notices which extends the time to remedy delinquencies by 60 days. Slatter presented a new 15-day letter that requires one additional 15-day notices versus current policy.
 - ❖ **Motion to Approve**: Jory Marino
 - ❖ **Seconded**: Jim Blakeley
 - ❖ **Unanimous to approve**

VII. Annual Meeting Preparation

- a. Anticipate an in-person meeting
- b. Nominating Committee Report of Candidates

Next Meeting: Annual Meeting December 7, 2021 at 6:30 PM

Adjournment: 7:51pm

Approved by Secretary Jory Marino on 12/03/2021

Approved by Board on 12/06/2021

Posted to website on 12/07/2021