



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

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11/29/2023

**NOTICE OF ANNUAL MEETING AND SPECIAL MEETING**

**ANNUAL MEETING:** The ANNUAL MEETING of Lake Jeanette Association, Inc. (The Master HOA) will be held at 6:00 pm on Monday, December 11, 2023, at the Lake Jeanette Swim and Tennis Club meeting room located at 5040 Bass Chapel Road. Registration begins at 5:30 pm. The Annual Meeting starts promptly at 6:00 pm.

The purpose of the meeting is to conduct the business of the Association, including the election of the Board of Directors. The Association's Bylaws require at least 94 non-lake view lots and 24 lake view lots to be present in person or by proxy to meet quorum.

Election of Directors: Two terms are ending in 2023. Since there were only two submissions who expressed an interest in serving on the Board of Directors the following candidates have been placed on the ballot: Dixon Johnston and Greg Meyer.

Nominations will also be accepted from the floor during the Annual Meeting.

2024 Association Dues: The 2024 dues are increasing by ten percent (10%) effective January 1, 2024, to:

Lake View Lots: \$874.00 annually with \$437.00 due on January 1<sup>st</sup> and July 1<sup>st</sup>

Non-Lake View Lots: \$436.00 annually with \$218.00 due on January 1<sup>st</sup> and July 1<sup>st</sup>

A copy of the 2024 Budget can be found at: [www.ljvillages.com](http://www.ljvillages.com).

Please contact [jennifers@slatterinc.com](mailto:jennifers@slatterinc.com) with any questions or concerns about the 2024 Budget.

If for any reason you are unable to attend the Annual Meeting, please make sure to complete the attached proxy and send it via:

- Mail: 4900 Koger Blvd STE 100, Greensboro, N.C. 27407
- Email: [jennifers@slatterinc.com](mailto:jennifers@slatterinc.com).

The deadline to send in proxies is December 11, 2023, by 9:00 AM. Please note proxies will still be accepted at the door during registration.

Sincerely -

The Lake Jeanette Association Board of Directors



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# AGENDA

**December 11, 2023**

- I. Opening Remarks & Introductions - Dixon Johnston, President
- II. Establishing a Quorum - Dixon Johnston, President
- III. Treasurers Report -
  - a. 2023 year to date
  - b. 2024 budget review
  - c. Sale of property update
- IV. Business - Dixon Johnston, President
  - a. Old Business
  - b. New Business
- VI. Board of Directors Election- John Nosek, Treasurer
  - a. Introduction of members running for election
  - b. Request for nominations from the floor
  - c. Statement from each nominee
  - d. Appointment of Vote Counting Committee
  - e. Voting
  - f. Vote count & election results
- VII. Discussion
  - a. Questions from the membership
- VIII. Adjournment