

Lake Jeanette Association, Inc.
Annual Meeting Minutes
December 2, 2019

Board Members: Dixon Johnston, President; Kerrigan Smith, Vice President; Tom Weiss, Secretary; Robin Stiles, Treasurer; Jory Marino, Member at Large;

Property/Operations Management: Deborah Roskelly, Roskelly Management Associates LLC

Members Present: Signed Member Rosters and Proxies are on file. Attendance is counted by lots not by people present (ex. husband/wife count as 1 in attendance - not 2). Village Representation follows:

Present in Person or By Assigned Proxy to Vote

Northern Shores:	18
Northern Shores Estates:	0
DayBreak Square:	11
Southern Shores:	6
Waters Edge:	11
The Grande:	0
Bearberry	5
Checkerberry	8
Dutchmans Pipe	3
Rosebay	3
Laurel Cove	2
Indigo at the Lake	5
Eastern Shores Estates	2
Turnstone Village	2
Kinglet Commons	7
Cape May	7
Dunlin Square	0

Total Present in Person or by Assigned Proxy = 90

Total Proxies Received in Advance to establish a quorum = 124 NLV & 30 LV (total 154)

Quorum Established 93 Non Lakeview & 24 Lakeview lots establish a quorum (in person or by proxy). Proxies received for Non Lakeview lots totaled 124 and proxies received for Lake View lots totaled 30. A quorum was established for this meeting.

Mailings and Handouts:

In accordance with the Association's Bylaws, Article IV Meetings of Members, Section 3. Notice of Meeting, the Annual Meeting Notice Packet was mailed to each member at least 15 days prior to the Meeting. The packet was also emailed to members who have given the HOA authorized consent for email correspondence. The packet included the following:

1. Meeting notice,
2. Proxy,
3. Agenda,
4. 2019 Operating Budget Projected to Year End
5. 2020 Operating Budget Approved by the Board of Directors
6. Balance Sheet - October ending due to time of mailing
7. Property Report including...
 - a. Overview of Property
 - b. Purpose of Assessments
 - c. General and Administrative duties relating to the Master Development

- d. Lake and Buffer Zones including graphs for period 2014 to present relating to violations and request to perform work in the Buffer Zone
- e. Marina Operational Analysis showing net profit over five year period totaling \$85,000.00 for a yearly average of \$17,000.18
- f. Dry Dock and Boat Storage Facility
- g. Insurance Table showing policy coverage and premiums
- h. Tree Removal in Master Common areas
- i. Chart of total lots per village and the percent of the master HOA budget they fund
- j. Detail of work performed relating to Master Common Area responsibilities per geographical area of the Master development
- k. Homes Sales Graph over a 3 year period showing sales per geographical region of the Master Development and by month
- l. List of Master Assets

Call to Order: Registration began at 6:30 pm and Dixon Johnston, Board President, called the meeting to order at 7:00 p.m.

Introductions: Dixon introduced the current Board members and thanked them for their service to the community. Deborah Roskelly was also introduced and thanked for her work on behalf of Lake Jeanette.

Election to Board: In accordance with the Association’s Bylaws, Article VI, Nomination and Election of Directors, Section 2. The Nominating Committee (Robin Stiles, Chairman and Members, Kelly Evans and Pat Watson) provided a ballot of two candidates (Jim Blakeley, Cape May and Dixon Johnston, Waters Edge) for election to the Board’s two open seats. Jim and Dixon addressed the membership giving a brief resume. Robin also opened the floor for nominations and none were submitted. Jim Blakeley and Dixon Johnston were elected to the Board of Directors of Lake Jeanette Association for terms of two years each.

Dixon, the Board and members present thanked Kerrigan for his many years of volunteer service to Lake Jeanette Association and wished Kerrigan and his family happy times in their new home.

President’s Report:

1. **State of the Lake:** Dixon reported that Lenoir Warehouse Group LLC purchased Lake Jeanette and Buffalo Lake and other related properties in July 2017 and at that time the Lease between Cone Mills/ITG was assigned to Lenoir Warehouse Group as the new Landlords. They are good stewards of Lake Jeanette and do not want to make any changes. They are in frequent contact with LJ Operations. Lenoir Warehouse Group emphasizes preservation of Lake Jeanette in its natural state and the importance of maintaining the buffer zone in accordance with the Buffer Zone Policy.
2. **Association Dues:** Dues for the year 2020 will remain the same as the dues in 2019. It was pointed out that the annual dues represent an excellent bargain given the amenities and added property values that stem from being in Lake Jeanette...essentially \$1.00/day for Non Lakeview homes and \$2.00/day for Lakeview homes.

Lake View Lots	\$726 annually (\$363 due by Jan. 1 st and \$363 due by July 1 st)
Non-Lake View	\$363 annually (\$181.50 due by Jan. 1 st and \$181.50 due by July 1 st)

3. **Operating Budget:** Dixon referred members to the Operating Budget handout showing the 2019 Budget (Actual and Projected to Year End). This spreadsheet also included the Budget approved by the Board of Directors for the 2020 calendar year. Dixon opened the floor for questions relating to the operating budget.

Joe Tomlinson made a motion that the budget be approved as submitted by the Board of Directors. The motion received a second by Steve Morris from Waters Edge. The vote was called and unanimously approved.

4. Open Discussion:

- Q. *Is it a rumor that the dam and spillway are in need of repairs and that the Association is responsible for the same?*
- A. Yes this is a rumor. The State of NC inspects the dam each year and if repairs are needed, they write the owners of the dam and spillway (Lenoir Warehouse Group) noting needed repairs and giving a time frame for completion. The Association is not responsible for the dam or the spillway. The owners of the Lake are responsible for these structures.
- Q. *Do we know how the new owners of the lake plan to monetize their investment?*
- A. We anticipate that at some future point they will sell water from Lake Jeanette.
- Q. *Is the DOT going to rebuild the bridge on the Master Association's nature trail that starts off N. Elm St., extends behind the eastern side of the lake, and exits behind Waterford Apartments?*
- A. We do not have a definitive answer to this question at this time. We have had discussions with the DOT several times regarding this bridge being rebuilt.
- Q. *Have there been reports of vandalism this year?*
- A. Slashing of one home's Halloween blow up decorations in Turnstone Village and a breaking and entering report re a home on Northern Shores Lane. A Member of Northern Shores added that homes on Moseley Road in Northern Point have been vandalized. Northern Point is not a part of the Master Association but is a neighborhood at the end of Northern Shores Lane.
- Q. *Why does the Master Association's nature trail that runs the length of Eastern Shores Dr. stop at Eastern Shores Estates?*
- A. International Textile Group (when they owned the lake and buffer) would not allow the Association to mulch and maintain this trail because of increased trespassing at the dam, pump house, water intake station, and spillway. Teens jump off the water intake station even though No Trespassing, No Swimming, No Diving/Jumping signs are posted. The Marina staff spend many hours each spring and summer specific to these type violations and trying to keep everyone safe. Lenoir Warehouse Group agrees that this nature trail should not be opened.
- Q. *Some of the wooden garbage cans are worn out – are they on the list for repairs?*
- A. All wooden trash receptacles are on the schedule for maintenance and repairs in January and February 2020.
- Q. *How often are the cans emptied?*
- A. All trash receptacles throughout the Master development are scheduled for emptying once a week.
- Q. *Why can't we walk the trails in Northern Shores Estates?*
- A. Northern Shores Estates is a private gated community and Northern Shores Estates HOA is responsible for maintaining their nature trails.

Q. A member shared that there is a dead tree that is partially on his property line and the 50 foot buffer boundary. The member indicated that he had contacted a tree company who advised that the tree was too hazardous to remove and that it should be allowed to fall on its own. The member indicated that the tree will probably fall into the lake and questioned if this was okay.

A. The tree is the responsibility of the lake view lot owner specific to Deeded access rights across the 50 foot buffer. If the tree is representing a hazard to the homeowner's property, it should be removed at the expense of the homeowner. The Association does not require that trees be removed from the buffer unless they present a falling hazard that would take out other native trees or damage a neighboring member's property. The Association is fine with the tree falling on its own into the buffer and/or the lake.

Q. Will the Lake Jeanette sign that was on N. Elm St. be replaced at the completion of the road construction?

A. The DOT purchased the sign from the Association years ago so it will not be replaced. An off ramp will be built in the area where the sign is located.

In closing, members gave statements of appreciation for the work the Board of Directors and Deborah Roskelly do for the Association and a round of applause was enjoyed by all.

5. **Community Announcement:** Wreaths Across America: Gary Lapeirre, from Waters Edge, shared the following. This announcement will be distributed via the Association's Constant Contact email to the membership.

Sponsor a Wreath to place on a Veteran's grave by visiting

www.wreathscrossgreensboro.com

Join the Ceremony

Saturday, December 14, 2019

11:00 am

Forest Lawn Cemetery

3901 Forest Lawn Dr.

Greensboro, NC 27455

There being no further business, the meeting was adjourned at 7:30 pm.

Minutes respectfully submitted by:

Deborah Roskelly, President Roskelly Management Associates

Approved by Tom Weiss, Secretary Board of Directors on December 6, 2019.

Approved by the Board of Directors on December 8, 2019 for posting to the Association's website.