



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.
Annual Meeting Minutes
December 05, 2022

Board Members Present:

- Dixon Johnston, President
- Robin Stiles, Vice President
- Jory Marino, Secretary
- Greg Meyer, Treasurer
- Tom Weiss, Member at Large
- Jennifer Smith, Slatter Management

Members Present:

Sign-In Sheet and Proxies are on file.

Total Present in Person or by Assigned Proxy =	158	
+ Total of In-Person Members:	LV = 25	NLV=34
+ Total of Proxies:	LV = 36	NLV=63
+ Total:	LV = 61	NLV=97

Quorum Established

94 Non-Lakeview & 24 Lakeview lots establish a quorum (in person or by proxy). As noted in the numbers above, a quorum was established for this meeting.

Mailings and Handouts:

In accordance with the Association's Bylaws, 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:

- Meeting notice
- Proxy
- Agenda
- Budget
- Details of the Sale of Land

I. Opening Remarks & Introductions:

- a. Call to Order: Dixon Johnston, President confirmed with Jennifer Smith that a quorum for the meeting was established. Dixon Johnston called the meeting to order at 6:43 PM.
- b. Welcome of the Membership –Dixon Johnston welcomed the members and thanked them for attending.
- c. Questions: The membership was asked to hold all questions until the discussion portion of the meeting. All questions pertaining to the sale of the land at Roberson Comer Rd. will not be addressed to until the Special Meeting starts. Clarifying that the Annual Meeting and Special Meeting are two separate meetings which require two separate meetings.
- d. Introductions: Dixon Johnston introduced the current board members to the membership and thanked them for the dedication and hard work that they have devoted to the association this past year. Dixon Johnston also introduced the Property and Operations Manager Jennifer Smith to the membership by briefly recapping the retirement of Deborah Roskelly in the Fall of 2021 and the new contract with Jennifer Smith/Slatter Management.

II. Treasurer's Report: Greg Meyer, Treasurer

- a. **2022 to Date**- Greg Meyer reported to the membership that the Lake Jeanette Association had a successful financial year projecting an overall income of \$629,814.44 and projected expenses of \$610,218.11.
 - i. **Income**: Greg Meyer outlined that this year there was a shortfall in income at the Marina due to people returning to a pre-pandemic lifestyle. Members returned to traveling instead of remaining in the community. More jobs returned to the office creating less recreational time on the lake. Dates that historically showed high rental sales were affected by weather and pontoon boat being down for repairs.
 - ii. **Expense**: Greg Meyer addressed that inflation, weather, and age of the community were factors in higher than forecasted expenses. Highlights of items the Association spent more than expected were explained:
 - The low voltage lighting warranty that came with installation is out of warranty and maintenance has increased and will increase due to the aging of the systems.
 - Storm damage due to snow and winds has caused more trees to be removed. Also, trees have begun to age causing more dead trees to be removed due to safety hazards.
 - New motor needed to be placed on the patrol boat.
 - Legal Fees- Due to buffers, Collections, Sale of Property
 - General Maintenance Repairs
 - Cost increases due to inflation on work orders
 - Lots of repairs due to aging docks, gazebos, and walking bridges
 - Lots of contract storm clean up due to storms.
 - Irrigation repairs due to damaged irrigation systems
 - iii. **Reserves**: In addition, we used \$36,100 of Reserve funds on critical drainage repairs at the Marina.
- b. **2023 Budget**: Dixon Johnston announced that the dues will be increasing by ten percent (10%) effective January 1, 2023, to **Lake View Lots: \$796.00 annually** with \$398.00 due on January 1st and July 1st **Non-Lake View Lots: \$398.00 annually** with \$199.00 due on January 1st and July 1st. Dixon Johnston explained that this was the first increase to the homeowner dues in 5 years. There are a few factors that were considered before the Board of Directors approved the 2023 Budget.
 - i. As all members know the cost of inflation has increased all goods and services. We have seen that repair costs are increasing, utilities are rising, and even insurance premiums are rising. The landscaping contract went up however it will be including more than in previous years. Including better turf control. All items that were over budget in the past few years were increased since the cost is rising.

- ii. The Association was put on notice that the lease will be ending for their current HOA office at the end of the year. To ensure that the Association keeps an on-site manager we are happy to announce that we will be adding an addition to the Marina office in 2023. The addition will include placing a new roof and decking on the current marina office which is long overdue.
- iii. Improvements and Repairs expected in the next few years:
 - As our watercraft ages maintenance will continue to increase.
 - Our low voltage lighting at entrances is no longer under warranty which means that maintenance and upkeep are now charged by the visit.
 - Tree Removal- The Association is seeing dramatic increases in the amount of tree removal needed.
 - Wood replacement at village docks, gazebos, playgrounds etc.
 - Landscaping upgrades
 - Floating Dock repairs

III. Old Business: Dixon Johnston turned the floor over to Jennifer Smith to discuss improvements made this year to date and scheduled to be completed by end of the year. Jennifer Smith reviewed some of the completed items for 2022 including:

- Storm cleans up from winter, summer, and fall storms including landscaping and tree removal-We experienced a snow/ice storm twice this winter, multiple high windstorms in the summer, and Hurricane Ian in the fall.
- Street signs repaired in Southern Shores
- Tax Appraisal Completed
- New Dog stations installed in Southern Shores
- New dock storage containers, umbrellas, and benches were purchased for the Marina.
- Turnstone entrance island was struck by lightning no claim was placed since it did not exceed deductible
- Playground fence and slide repairs
- Marina deck boards and docks replaced
- Walking Bridges, Docks, Gazebos repaired on quarterly inspections
- Marina Duke Energy lights straightened
- Southern Shores entrance pressure washed
- 2 New Rack Spaces built
- Drainage Project at Marina completed
- New Gravel Placed in the Parking lot
- Playground swing chains upgraded
- Valve leak in Men's Urinal repaired
- Irrigation repairs at all Village entrances
- New Grill purchased for the marina
- Installed multiple signs and security measures at the Spillway per LWG and lease agreement
- A lightning strike caused damage to the marina's front gate system and to the lights on the gazebo. A claim was raised on the association's policy to cover repairs.
- Hurricane Ian caused damage to the ramp that connected the docks by boats. New hinges and boards needed to be added.
- The patrol boat motor went out and needed to be replaced.

IV. New Business: Jennifer Smith announced the below projects that are planned for 2023 for the community as well as the marina.

- The Northern Shores entrance sign is scheduled to be painted in the second week of January.
- The Marina will start renting out Trolling Motors for the 2023 season. Electrical storage boxes will be installed in February.
- Repairs to walking bridges, docks, and gazebos identified on the last quarterly inspection of the year.
- Southern End of the lake will begin the second cleaning of 2022 in December.
- New HOA office addition which will include placing a new roof on the Marina office along with exterior repairs and upgrades to the current structure.
- Landscape upgrades are being quoted for – the Cape May entrance, the circle in front of Eastern Shores Estates, and an area off Bass Chapel before the bridge.
- The playground will get a small upgrade including painting of existing equipment along with purchasing a teeter-totter.

V. Discussion: Dixon Johnston opened the floor up for questions. All questions from the membership were answered and any that pertained to the Special Meeting were not addressed. The members were told that we would address all questions once the Special Meeting was called to order.

VI. Board of Directors Election: Greg Meyer, Treasurer

Dixon Johnston introduced the 2022 Nominating Committee Chair Greg Meyer to the membership to begin the election of officers. Greg Meyer stated that this year there have been 5 candidates who have expressed interest in being on the Lake Jeanette Association Board of Directors.

- Introduction of members running for election-** Greg Meyer stated that he will now introduce the nominees and asks that once their name is called to please approach the front.
- Statement from each nominee** – each nominee gave a brief statement to the membership including their qualifications, personal and professional history, and why they would like to be on the board. Statements were heard from each candidate in the following order.
 - Jory Marino
 - Robin Stiles
 - Bobby Atkinson- Not in attendance
 - Chris Holloway
 - John Nosek- Not in attendance
- Nominations from the floor-** Jennifer Smith asked the membership if there are any nominations from the floor. No nominations from the floor were given.
- Appointment of Vote Counting Committee-** Sharon Dameron and LeAnne Duncan was appointed to the vote counting committee by Jennifer Smith.
- Voting-** Jennifer Smith announced that per the documents non-lake View homes are granted a single vote per household. Lake-view homes are granted two votes per household. Each ballot is allowed a maximum of 3 votes, any more than 3 votes will render the ballot invalid.
- Vote count** – Hazel Fisher and Sharon Dameron counted votes observed by Chris Johnson from Slatter Management.
- Results and Announcement of the new board members** .- The Vote Counting Committee presented Greg Meyer a signed Ballot Count sheet with the results of the election. Greg Meyer announced to the membership that the elected members of the Board of Directors are Jory Marino, Robin Stiles and John Nosek.

VII. Adjournment: The meeting was adjourned at 7:28 P.M.