



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

**Lake Jeanette Association, Inc.**  
**Annual Meeting Minutes**  
**December 07, 2021**

**Board Members:**

Dixon Johnston, President (Present); Robin Stiles, Vice President (Present); Jory Marino, Secretary (Present); Tom Weiss, Treasurer (Present); Jim Blakeley, Member at Large (Present), Jennifer Smith, Slatter Management (Present), Kay Thornton, Slatter Management (Present)

**Members Present:**

Sign-In Sheet and Proxies are on file.

Total Present in Person or by Assigned Proxy = 190

+ Total of In Person Members:	LV = 24	NLV=34
+ Total of Proxies:	LV = 52	NLV=77
+ Total:	LV = 76	NLV=111

**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:

- 1.Meeting notice
- 2.Proxy
- 3.Agenda
- 4.Budget
- 5.Balance Sheet and Statement of Cash Flows – October ending due to time of mailing
- 6.List of Assets
- 7.Chart of total lots per village and the percent of the master HOA budget they fund
- 8.Frequently Asked Questions and Important Master Information: Including Homeowners Dues
- 9.Responsibilities of the Master Association: Including information on the Buffer Policy



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

## I. Opening Remarks & Introductions -

- a. Call to Order: Dixon Johnston, President confirmed with Jennifer Smith that quorum for the meeting was established. Dixon called the meeting to order at 6:34pm.
- b. Welcome of the Membership – Dixon welcomed the membership and thanked them for attending.
- c. Introductions: Dixon 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 introduced the new Property and Operations Manager Jennifer Smith to the membership by briefly recapping the retirement of Deborah Roskelly and the new contract with Jennifer/Slatter Management. Jennifer addressed the membership by complementing the ongoing support of the board and community during her transition as the new Property and Operations Manager.

## II. Budget Report - Dixon Johnston, President

- a. 2021 to Date- Dixon reported to the membership that the Lake Jeanette Association had a successful financial year projecting an overall income of \$625,730.17 and projected expenses of \$570,147.78. The association will place \$40,000.00 into the reserve and predict to close out the year with \$15,583.39 more than budgeted for 2021. Dixon added that the financial health of the Association is the result of sound fiscal management by both Property Managers, combined with the increase in marina memberships and rentals.

A member present at the meeting raised his hand to compliment Rick Minichbauer, Marina Manager for his outstanding service and his appreciation for all Rick does for the Marina. Dixon and the board agreed that Rick does a wonderful job and is an asset to the community.

- b. 2022 Budget: Dixon announced that for 2022 there will be no increase in homeowner dues. Dixon also shared with the members that the Board of Directors had determined we can cover projected increases in certain expense categories by increasing selected rates. For example, in the survey if current marina and “dry dock” rental rates we conducted it was clear that we were well below market rates of similar facilities. The board agreed that we will increase marina and “dry dock” rental rates in 2022.

## III. Old Business – Dixon turned the floor over to Jennifer Smith to discuss improvements made this year to date and scheduled to be completed by end of year. Jennifer stated that under Roskelly Management 2021 major improvements included:

- Remodel of Marina office and bathrooms
- Repair and replacement of 26 street signs in Southern Shores
- Northern Shores lighting upgrades
- Repairs and inspections of walking bridges, marina docks, village docks and gazebos.
- Removal of old picnic tables at the playground picnic shelter and replaced with the new ones that were purchased in 2020.
- Gravel replacement at Dry Storage and Marina



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

Jennifer stated that before the close of the year the association is on schedule the following minor repairs such as:

- Replace 2 pet stations in Southern Shores
- Pressure washing entrance of Northern Shores and Southern Shores.
- Rotted dock planks at Marina
- Electrical updates to Marina Gazebo
- New sign to be placed at Eastern Shores Estates Trail
- Northern Shores Pavilion light and missing shingle repair
- Point entrance street sign
- Cleanup of Dry Storage area including bulk (trash) removal
- Slide at playground
- Door to the marina dock to be repaired.
- Rack spaces will be inspected to determine if repairs are needed for 2022.
- Walking bridges will have a final safety inspection of the year with needed repairs.
- Replace 2 pet stations in Southern Shores
- Pressure washing entrance of Northern Shores and Southern Shores.
- Rotted dock planks at Marina
- Electrical updates to Marina Gazebo

**IV. New Business: Jennifer Smith - Upcoming 2022 projects.** Jennifer indicated that the Marina will be receiving some needed upgrades in 2022. Adding that the marina is not only a source of income for the association but that it is also a luxury that is rare in HOAs in the area. Jennifer stated that each year the association will be working to preserve and improve the marina to ensure that it remains a valuable asset to the community.

Plans for 2022 include:

- a. Erosion Repairs at the Marina – Jennifer announced that the board has approved work to repair and install a new drainage system to help in the erosion at the marina at 6 areas. This will be starting in the next few weeks and once completed we will be replacing gravel, timbers, and pillars that erosion has caused to rot or wash away throughout the parking area.
- b. Due to a demand for rack spaces the association will be adding two more rack stations in 2022.
- c. Dry Storage facility will get an improved security system. And we are studying ways to expand the number of spaces.
- d. Walking Trails will be mulched in January/February.
- e. Playground will be mulched in March.

Jennifer then turned the floor over to Dixon to discuss the 803 Roberson Comer Rd property and possible opportunities for the association in 2022. Dixon shared that this property is a section of land that is separate from the rest of Lake Jeanette and that it was originally used as a staging area during the initial construction of Lake Jeanette. We currently use a portion of it for the Dry Dock storage but have over 5 acres that we have no use for but have been paying high property taxes on. We have an attractive offer for these acres and are in the midst of negotiations with the buyer. We hope to be able to announce the details soon.



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

**V. Discussion --** Dixon opened the floor up for questions:

**Q. Is the Marina separate from the association?**

A. Dixon answered that homeowners who live in the Lake Jeanette Association (Master) have automatic access and membership in the Marina. The gate is there to ensure that the marina remains private for homeowners, members and member's guests. Dixon instructed any homeowner who does not have a gate card to the marina to please see Jennifer after the meeting.

**Q. Who services the pet waste stations in Turnstone?-** Jennifer stated that there is some confusion between who services the dog station in the Turnstone community.

A. Jennifer explained that Fido Stations in Turnstone are managed by their landscaper and suggested the homeowner contact Turnstone HOA management company.

**Q. Why is the general maintenance repair line item in the 2022 Budget is 10% higher than the 2021 numbers?** Adding that the association to date have yet to spend the allocated funds of \$50,089.00. Why is the 2022 budget increased?

A. Dixon stated that the association predicts to spend the entire \$50,089.00 by end of the 2021. This category covers a variety of non-contract jobs that are hard to predict and as inflation rises, we are already seeing increases in labor, materials, etc. While we have increased the General Maintenance budget by 10%, the \$5,000 increase is a very small fraction of our over \$600,000 budget.

**Q. Why is there an increase in legal fees for 2021 and 2022 ?**

A. Dixon explained that 2021 required more than normal amount of legal counsel due to factors such as:

- ❖ Continued Pandemic guidance
- ❖ Retirement of Roskelly Management
- ❖ Search for New Property Manager or Company
- ❖ New Management & Accounting Contract
- ❖ Producing and Recording new Landscape Policy with The Pointe
- ❖ Buffer Violations
- ❖ 803 Roberson Comer Rd Property

**Q. Why is there an increase in contract fees?** An explanation of the increase in fixed contract fees for 2022 were requested by a member of the association.

A. Dixon explained that in 2021 the accounting and membership contracts were separate line items and that in 2022 these were combined. In addition, the association held contracts with Roskelly Management for property management and Aprio for accounting until October 15, 2021 when both companies closed the books for September. The Slatter Management contract started on October 1, 2021 and that contract includes accounting, which is reflected in the 2022 budget.

**Q. Are there any plans to purchase another pontoon boat to expand the associations fleet?** A member stated that multiple times she attempted to rent the pontoon boat this summer and often had trouble securing a reservation because the boat was booked. The homeowner added that she would like to take a moment to recognize Rick Minichbauer, Marina Manager, for his outstanding service and her appreciation for all Rick does for the Marina. She added that Rick is always very accommodating each time they visit the marina. Her



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

question to the Board of Directors inquired about if there are any plans to expand our fleet.

- A. Robin stated that the board has evaluated the usage and the need of the pontoon boat recently. The Board concluded that the limited additional demand is not sufficient to warrant the purchase of another \$20,000+ boat at this time. The board will continue to monitor pontoon boat usage and will further evaluate next year.
- Q. Will the selling the land at 803 Roberson Comer Rd to a condo/townhome developer effect the community value?
- A. Dixon explained that the three surrounding lots adjacent to the association land are already planning a townhouse development. Further, this land is separate from the rest of Lake Jeanette.

VI. **Board of Directors Election-** Dixon introduced the 2021 Nominating Committee Chair Jory Marino to the membership to begin the election of officers. Jory stated that this year there have been 5 candidates who have expressed interest in being on the Lake Jeanette Association Board of Directors.

- a. **Introduction of members running for election-** Jory Marino stated that he will now introduce the nominees and asks that once their name is called to please approach the front.
- b. **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.
- Greg Meyer
  - Rick Henkel
  - Kerri Beckert
  - John Bradley Nosek
  - Caro Everts
  - Dixon Johnston
- c. **Nominations from the floor-** Jennifer asked the membership if there are any nominations from the floor. No nominations from the floor were given.
- d. **Appointment of Vote Counting Committee-** Jennifer appointed Hazel Fisher and Sharon Dameron for the vote counting committee.
- e. **Voting-** Kay Thornton, VP of Slatter Management was introduced to the membership by Dixon Johnston and assisted Jennifer and the vote counting committee. Kay announced to the membership to ensure that the ballot they received at sign is filled out correctly. Stating that you can only vote for two candidates and any ballots with 3 or more votes will be considered invalid. You cannot give your two votes to the same candidate and do not have to vote for two candidates (in other words, you can just vote for one candidate). Lake View lot ballots were stamped at sign in to indicate the ballot to be counted twice.
- f. **Vote count** – Hazel Fisher, Sharon Dameron and Kay Thornton counted votes.
- g. **Results and Announcement of the new board members** .- The Vote Counting Committee presented Jory Marino a signed Ballot Count sheet with the results of the election. Jory announced to the membership that the elected members of the Board of Directors are Dixon Johnston and Greg Meyer. Jory welcomed and congratulated both. He also thanked the other candidates for running and encouraged them to run again in 2022.



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

**VII. 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](http://www.wreathscrossgreensboro.com)  
Join the Ceremony  
Saturday, December 15, 2018  
11:00 am  
Forest Lawn Cemetery  
3901 Forest Lawn Dr.  
Greensboro, NC 27455

**VIII. Adjournment**- There being no further business, the meeting was adjourned at 7:20 pm by Dixon Johnston.

Approved by Secretary Jory Marino: 12/21/2021  
Approved by Board on 12/28/2021  
Posted to Website on 12/28/2021