

**Lake Jeanette Association, Inc.
Board of Directors Meeting
Minutes**

January 7, 2020

Present: Dixon Johnston, President; Robin Stiles, Vice President; Tom Weiss, Treasurer; Jory Marino, Secretary; Jim Blakeley, Member at Large; Deborah Roskelly, Roskelly Management Associates

Call to Order: The meeting was called to order at 6:00 pm by Dixon Johnston. Quorum established.

NEW BUSINESS

Item #1: **Election of Officers:** In accordance with the Association’s Bylaws, Article IX, Officers and Their Duties, Section 2. Election of Officers, Directors discussed who would hold the officer seats of President, Vice President, Secretary and Treasurer. Robin Stiles made a motion that Dixon Johnston continue to serve as the President of the Association. Tom Weiss seconded the motion and it was unanimously passed. Jim Blakeley made a motion that Robin Stiles serve as Vice President, Tom Weiss serve as Treasurer, and Jory Marino serve as Secretary. The motion was seconded by Robin Stiles and unanimously passed. Jim Blakely will serve as Member at Large.

2020 Board of Directors and Officers

Dixon Johnston, President
Robin Stiles, Vice President
Tom Weiss, Treasurer
Jory Marino, Secretary
Jim Blakeley, Member at Large

Item #2: **Board of Directors Meeting Calendar for 2020:** The following meeting calendar was set for 2020. Meetings are held in Roskelly Management Associates’ office at the Lake Jeanette Swim and Tennis Club and start at 6:00 pm. The August Board of Directors meeting is open to the Membership. The Annual Meeting is held in the Club’s meeting room – registration begins at 6:45 pm and the meeting starts at 7:00 pm

Tues.	January 7, 2020	Board of Directors Meeting
Thurs.	April 16, 2020	Board of Directors Meeting
Tues.	August 11, 2020	Board of Directors Meeting - Open to the Membership
Thurs.	November 12, 2020	Board of Directors Meeting
Mon.	December 14, 2020	Annual Meeting of the Membership

Item #3: **Mulching Association Trails:** Deborah shared that she had been contacted by a Village Board member who asked why the Association mulches the nature trails since State nature and hiking trails are left natural. The Master Association spends approximately \$18,000 (labor only) every 2 to 3 years to mulch Master Association Trails. The Master Association started a hardwood recycling program years ago to offset the cost of mulching the trails. When trees fall or are removed on Master common area property, they are shredded, and the mulch is stored at the Association’s dry storage facility on Roberson Comer Rd. This mulch is also shared with all village Associations at no cost, so they only pay for labor if they choose to utilize the mulch for their Association’s trails.

Directors discussed mulching Master Association trails, and all agreed that the Master Association will continue to mulch the nature trails that it is responsible for maintaining, highlighting the following:

- a. One of the purposes of assessments (HOA dues) is to promote the safety of the residents and properties of the Lake Jeanette Development. Installing hardwood mulch on the trails provides a safer walking area by decreasing mud and water holes that are likely to cause slips, trips, and falls.
- b. Another purpose of assessments is to maintain the property for the use and enjoyment of the common areas. Almost all the trails and pathways in the villages throughout Lake Jeanette lead to a dock or gazebo. Installing hardwood mulch on these paths defines the walking paths that lead from village streets, roadways, and trails through the buffer zone, and members' homes to the docks and gazebos.

The Master will continue to provide free hardwood mulch to any Village Association who wishes to mulch the trails and paths that fall under their purview. It is up to each Village Association to determine how they spend their Association dollars in accordance with their governing documents.

Item #4: **Northern Shores Entrance – New Plantings where Duke Energy Removed Trees:** During the summer months, Duke Energy contracted with Asplundh to cut large limbs off numbers of trees at the Northern Shores entrance and completely removed some trees that were interfering with Duke's power lines. New landscape plantings will be installed in areas where trees were removed. Decorative ornamental grasses such as Miscanthus and Pampas and Decorative Trees such as Red Bud and Dogwood will be considered for planting. This project is scheduled for completion prior to spring 2020.

Item #5: **2019 Annual Audit and Tax Filing:** Letters of Engagement have been signed with Councilman Farlow and Marlowe PLLC (CFM) to complete the 2019 tax filing and annual audit. Roskelly Management (RMA) and LBA Haynes Strand PLLC (now known as Aprio) are preparing the 2019 year end documents and financials to forward to CFM.

Item #6: **Marina Receipts for Space Rentals and Membership Renewals:** RMA mailed \$52,300.00 in Marina space rental and membership invoices in December 2019 with a due date of January 31, 2020. As of January 1st, \$21,090.00 has been collected.

Item #7: **Increased Fish Habitat:** Lenoir Warehouse Group LLC (owners of Lake Jeanette) will sink Christmas trees in the lake again this year to create additional fish habitat. Thank you to all members who have dropped their Christmas trees off at the Marina.

There being no further business, the meeting was adjourned at 7:00 pm.

Respectfully submitted,

Deborah Roskelly

Deborah Roskelly, Property & Operations Manager – Lake Jeanette Association, Inc.

Approved by Jory Marino, Secretary on 1/7/20.

Approved by Board of Directors on 1/10/20 for posting to the Association's website.