

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

**June 22, 2020**

**MINUTES**

**The Board of Directors met remotely via Zoom on June 22, 2020 at 3:00 pm.**

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

**NEW BUSINESS:**

**1. Discussion of Lenoir Warehouse Group’s potential future plans to allow Lake View Lot owners to build and lease docks on Lake Jeanette.**

**Summary:** Jess Washburn and Will Dellinger, Lenoir Warehouse Group LLC (Owners of the Lake Tract) have shared that they are considering allowing lake view lot owners to build and lease docks on Lake Jeanette. **No definitive plans have been set in this regard.** The Board of Directors is sharing some of the discussion points as outlined below. The Board will continue to update the membership as any plan in this regard comes to fruition. The Lease Agreement between Lenoir Warehouse Group and Lake Jeanette Association, Inc. allows the owner of the Lake Tract to build docks. This Lease Agreement is the same lease that has existed since the beginning of the Lake Jeanette Master Development and is posted on the Association’s website [www.Ljvillages.com](http://www.Ljvillages.com) under the governing document tab.

**Overview:** Lenoir Warehouse Group is considering the opportunity for Lake View Lot Owners to build a floating dock and Lease Lake front usage space for the further enjoyment of their lake living experience. Their potential plan provides positive opportunities for both Lake View and Non-Lake View Owners.

- Allowing lake view owners who pay a premium (double dues) to be able to further enjoy the lake as their Deeded access currently allows to cross the buffer for boating and fishing purposes only.
- Potential positive impact to property values for both Lake View and Non-Lake View Owners and increased appeal for future home sales in the Lake Jeanette Master Development.
- For reference, the Lake Jeanette Master Development is a community of 1,165 member homes built around Lake Jeanette. Through studies obtained by Lenoir Warehouse Group, Lake Jeanette has the cleanest water quality over other lakes in NC. Its pristine beauty and abundance of wildlife, and recreational opportunities that are safe and preserve the riparian buffer and environment (fishing, canoeing, kayaking, paddle boards, Jon Boats, pontoon boats) establish the community as a wonderful and sought out place to live.
- Non-Lake View Owners, will continue to see the shorelines preserved as all docks built will be uniform in construction, architecturally controlled, compatible with the environment, and aesthetically appealing to the eye. The Buffer will also continue to be monitored and maintained as a natural wooded buffer under the existing Buffer Zone Policy and regulatory controls re the City of Greensboro, Guilford County, NC and the US Army Corps of Engineers.

**Some of LWG's discussion points Include:**

- Lake View (LV) Lot Owner will pay to build the dock and will own it.
- LWG is currently looking at three designs and approximate price ranges that will depend on the size of the dock allowed.
- Plug and Place Dock System – No pilings – no dredging – no digging: A foot anchor point would be placed at the shoreline of the Buffer using a concrete slab and rebar. The floating dock would be anchored at this anchor point.
- In addition to paying to build the dock, the LV Owner would pay LWG an amount (TBD) a year to lease the area of the lake where the dock is anchored.
- If a LV Owner wants a boat at their dock they will would pay the HOA the-same fee required for a slip at the Marina.
- There would be an application fee (TBD) of which a portion will be paid to the HOA for future Lake/Marina improvements. The fee would include...
  - Meeting with LV Owner
  - Determining location of Anchor Point
  - Processing Application and Securing Lease
  - Environmental Impact Fee
- If LV Owner decides to sell their home, the dock will convey with the home and potentially have a positive impact on the property. If prospective buyers do not want the dock, it could be moved since it is floating. Those LV Owners who do not have a dock could market their home with the opportunity to build a dock.

**Architectural Control:**

- Docks must be aesthetically appealing from the water and land. Colors must be complimentary and compatible with nature (examples: dark browns, greens, gun metal) and the surrounding environment.
- A limited number of plans may be offered and each plan will maintain a uniform appearance for all docks built.
- Building materials currently being considered include aluminum with a powder coated finish in earth tone colors and composite decking. These materials require little to no maintenance.
- A marine dock box may be allowed so LV Owners can stow their dock items and the Dock Lease Agreement will require that items be stowed when not in use.
- A kayak/canoe rack may be allowed. Canoes and Kayaks must be stickered via the Marina.
- Furniture – if folding or collapsible, must be stowed each night. Wooden or metal deck furniture may have to be anchored or chained so not stolen or tossed into the lake.
- There will be a requirement that boats must be side docked so they are not hanging out the end of the dock. This is allowable since there is a no wake rule in Lake Jeanette.
- No sporting flags or signage other than approved by LWG

**Insurance Coverage and Lease Agreement between LWG & LV Owner:**

- Insurance requirements will be written into the Lease Agreement between the LV Owner and LWG that requires LV Owner to insure their private property (dock) and indemnify LWG and the Association for liability against property damages, accident/injury/death, and any other coverages deemed appropriate and carry maximum limits of coverage.

**Rules of Use of Lake Jeanette:**

- No changes to the Rules of Use of Lake Jeanette.
- No changes to the Lease Agreement between LWG and Association.

- References will be made in the Lease Agreement between LV Owner and LWG specific to compliance with the Rules of Use of Lake Jeanette and the Lease Agreement between LWG and Association.

**Buffer Zone:**

- All Buffer Zone Policy Rules and Regulations apply - no changes.
- There will be an anchor point for the dock.
- There will be no pilings and no dredging.

**Homeowner Association Revenue:**

- This dock opportunity would provide additional revenue for the Association.

There being no further business the meeting was adjourned.

Respectfully submitted,  
Deborah Roskelly, Property and Operations Manager  
Lake Jeanette Association, Inc.

Approved by Jory Marino, Secretary Board of Directors on July 27, 2020.

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