



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

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11/18/2022

**NOTICE OF ANNUAL MEETING AND SPECIAL MEETING**

**ANNUAL MEETING:** The ANNUAL MEETING of Lake Jeanette Association, Inc. (The Master HOA) will be held at 6:30 pm on Monday, December 5, 2022, at the Lake Jeanette Swim and Tennis Club meeting room located at 5040 Bass Chapel Road. Registration begins at 6:00 pm. The Annual Meeting starts promptly at 6:30 pm.

The purpose of the meeting is to conduct the business of the Association, including the election of the Board of Directors. The Association's Bylaws require at least 94 non-lake view lots and 24 lake view lots to be present in person or by proxy to meet quorum.

Election of Directors: There are three terms ending in 2022. The Nominating Committee has conducted interviews of prospective candidates who expressed an interest in serving on the Board of Directors and the following candidates have been placed on the ballot: Jory Marino, Robin Stiles, Bobby Atkinson, Chris Holloway, and John Nosek.

The bios for each candidate are attached for your review. Nominations will also be accepted from the floor during the Annual Meeting.

**2023 Association Dues:** The 2023 dues are increasing by ten percent (10%) effective January 1, 2023 to:

Lake View Lots: \$796.00 annually with \$398.00 due on January 1<sup>st</sup> and July 1<sup>st</sup>

Non-Lake View Lots: \$398.00 annually with \$199.00 due on January 1<sup>st</sup> and July 1<sup>st</sup>

This is the first increase to the Lake Jeanette Association dues in five years. A copy of the 2023 Budget can be found at: [www.ljvillages.com](http://www.ljvillages.com).

Please contact [jennifers@slatterinc.com](mailto:jennifers@slatterinc.com) with any questions or concerns about the 2023 Budget.

**SPECIAL MEETING:** A SPECIAL MEETING of the Lake Jeanette Association is being held at 7:30 p.m. (or immediately after the Annual Meeting) on December 5<sup>th</sup> at the same location as the Annual Meeting to discuss the sale of a parcel of land owned by the Association, to vote on the sale of the parcel, and to give the president of the Association the authority to sign all documents necessary to complete the sale of the parcel.

Please find enclosed with this Notice the details and terms of the sale to be voted upon at this Special Meeting.

If you are unable to attend the Annual Meeting and Special Meeting, please complete the attached proxy and mail it to the above address or email it to [jennifers@slatterinc.com](mailto:jennifers@slatterinc.com) by December 4, 2022.

Sincerely -

The Lake Jeanette Association Board of Directors



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# **AGENDA**

**December 5, 2022**

- I. Opening Remarks & Introductions - Dixon Johnston, President
- II. Establishing a Quorum - Dixon Johnston, President
- III. Treasurers Report -
  - a. 2022 year to date
  - b. 2023 budget review
- IV. Old Business - Dixon Johnston, President
  - a. Review of 2022 year to date
- V. New Business - Dixon Johnston, President
  - a. Upcoming 2023 projects
- VI. Discussion
  - a. Questions from the membership
- VII. Board of Directors Election- Greg Meyer, Treasurer
  - a. Introduction of members running for election
  - b. Request for nominations from the floor
  - c. Statement from each nominee
  - d. Appointment of Vote Counting Committee
  - e. Voting
  - f. Vote count & election results
- VIII. Adjournment