

Lake Jeanette Association, Inc.
Board of Directors Meeting Conducted Via E-mail
October 4, 2009

Response: Dixon Johnston, President; David Harreld, Treasurer; Jack Belfi, Member at Large;
Tom Styers, Vice President; Bruce Wheeler, Secretary

Subject: Brownstone Development

In early 2009, it was determined that the entire Brownstone Development was never deeded as part of the Lake Jeanette Master Development.

Subsequent to this determination, the Board of Directors of Lake Jeanette Association, Inc. offered each Brownstone homeowner the opportunity to join Lake Jeanette Association, Inc. (Master Development) by signing an inclusionary document prepared by legal counsel in order to receive the following Master Association membership opportunities:

- Access to Lake Jeanette
- Use of the Marina facilities including all social events
- Use of the Dry Dock Storage facility
- Reduction in Membership fees to the Lake Jeanette Recreation Association – Swim and Tennis Club
- Free use of the Swim and Tennis Club meeting room for Brownstone Annual Association meetings

Five of the fifteen Brownstone homeowners declined this opportunity and refused to sign the inclusionary document. Several of the Brownstone homeowners requested a refund of all dues paid to the Lake Jeanette Master Association by Brownstone homeowners since 2004.

Given the following:

- That a number of Brownstone homeowners declined the inclusionary opportunity,
- That all Brownstone homeowners would have to agree to sign the inclusionary document and become a part of Lake Jeanette Association, Inc. for the inclusion to work, and
- That Lake Jeanette Association, Inc. (The Master) has never expensed any funds on behalf of the Brownstone property,

The Board unanimously voted to reimburse each Brownstone homeowner for the full amount of dues they have each paid to Lake Jeanette Association, Inc. since the inception of the Brownstone property in 2004.

As a result, effective October 1, 2009, Brownstone Property homeowners no longer have access to Lake Jeanette, the Marina, or the Dry Dock Storage Facility unless they purchase a Lake Jeanette Marina membership currently offered at \$150 a calendar year.

Dixon Johnston, President
Lake Jeanette Association, Inc.