

March 30, 2023

Lexington Heights Board of Trustees
P.O. Box 580
Lexington, MI 48450

Re: Beach work

Dear Board of Trustees:

I was recently contacted by President Alimpich and asked to draft a narrative of the work completed at the beach last fall. Early last fall I approached Bob and advised that I had my loader tractor here and would like to place sand ramps at the back of the jetties to enable members to walk the beach. This was to be done on a volunteer basis at no cost to Lexington Heights. He was supportive of the offer and within a couple of weeks I had placed sand at the back of 12 of the Northerly jetties. However, as I continued South the work increased substantially and it was going to take 3 to 4 times the time to finish the remaining 9 jetties. I had already spent 33 hours of my time and nearly \$100.00 on fuel for the work already performed. So I advised Bob that I was not going to continue with the remaining jetties.

Once word spread that the jetties were not going to be completed, I was approached by numerous members, a few being senior citizens, advising that they really enjoyed walking the beach again and they really would like to see the entire beach accessible. Members also approached Bob and Bob then asked me as to whether I would reconsider finishing the project. I advised him that I had already volunteered 33 hours of my time and \$100.00 of fuel and that it would only be fair if I were minimally compensated for the additional time it would take and the fuel expense. He asked me to let him know and he would approach the Board as they were already considering hiring the work done in the future.

I said I had no idea what I should charge and thus I approached Alex Wess and asked him what he would charge for similar work. He advised if it was just him it would be a minimum of \$100.00 per hour to as much as \$200.00 per hour. He also said he would not be interested in doing such a small project as he would need at least a \$5,000.00 project to justify moving his equipment. He also said he was not really interested in doing beach work as sand is the most abrasive material to the equipment causing substantial wear. I also spoke with Mathews Construction and he advised his cost would be \$200.00 per hour.

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Since I was not trying to make money on the project, I felt I did need to be compensated for the wear on my \$30,000.00 piece of equipment and thus I proposed to finish the work at the rate of \$40.00 per hour that Weiss advised was an incredible bargain for the Heights. Thus November 21, 2022 I sent the attached email to Lexington Heights with my proposal. I made it clear that in a few weeks I would be taking the loader back to my cabin for the winter and the decision need to be made asap.

Subsequently I was contacted by the Board as well as many of the members that had started walking the beach as a result of the jetty work performed to date. I was requested to finish the project and that the Board had been polled individually and recognized that the work needed to be done and the sooner the better and that there was no way they could get the project completed at a lesser cost. I had estimated that the time needed to complete the project was an additional 28 hours, thus \$1,120.00, plus \$200.00 in fuel.

As the project neared completion I received word that an older cottage was being demolished on Satinwood and that it had been constructed on an unusually thick concrete slab and that the contractor did not want the clean concrete which would be perfect to shore up the toe of the bluff at the foot of Ivy where the jetty had been cut down years before causing extensive damage to the bluff at the base. This erosion had caused the top of the bluff to erode and was at the top of the Board's list to attempt to rectify as funds became available. See attached pictures of the steps at Ivy and the extensive erosion.

I then contacted President Alimpich and advised of the concrete being available and told him that the contractor could dump the concrete at the top of the boat ramp and would have to be moved by machinery to the Ivy bluff. The contractor could not dump the concrete on the boat ramp as the weight of the dumped concrete would certainly shatter the boat ramp concrete. I also advised that the contractor needed an answer within a day or two as he was going to remove the concrete from the demolition site. This was an extraordinary opportunity to shore up a substantial portion of the bluff at very little cost. An informal polling of individual Board members was taken and they all recognized that this work was badly needed and to proceed at the rate of \$40.00 per hour.

I then undertook the project and had to move the concrete three separate times. First, from the top of the boat ramp to the beach on the South side of the boat ramp. Some of the concrete was immediately placed at the toe of the bluff immediately North of the boat ramp where the bluff was severely eroding. The rest was placed over the next Northerly jetty and then carried by my loader to the foot of the Ivy bluff. Once the concrete was placed, sand was dumped over top of the concrete for aesthetics. Attached are several pictures of the areas both before and after the work.

While I had the loader at the beach, I was advised that there were numerous huge tractor tires on Zenith beach that residents had been unable to dig up and remove. With the assistance of Bob

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Alimpich, I was able to build a sand ramp at the Northerly creek jetty to cat my tractor over to access the tires and other debris at Zenith beach. Several hours were spent cleaning that mess up, much to the delight of the members residing in that area. Attached are pictures of the tires and other debris removed from the Zenith beach and creek. Bob then properly disposed of the tires with Croswell Tire at a cost of approximately \$175.00. It would be virtually impossible to dig the tires out and carry them up the bluff by hand. Again money well spent for a job that needed to be done.

When the projects were completed I had 1098.2 hours on my tractor and when I began after my 33 hours previously donated to Lexington Heights, there were 1033.3 hours on my tractor. Thus a total of 64.9 hours at \$40.00 per hour equals \$2,596.00. When I told Weiss what my total bill came to, he said the Heights received at least \$10,000.00 worth of work

Now I'm hearing that people don't feel I should be paid and that they are equating my work to pulling weeds and planting flowers on the bluff. Really? A \$30,000.00 piece of equipment being used in the sand and moving huge pieces of concrete. I had already donated 33 hours, and I am pretty sure these critics have not donated a minute of their time, let alone an expensive piece of equipment. I'm hoping that the critics were simply not aware of the extent of the work that was performed as well as the time constraints the Board was under. Thus the reason for this narrative.

Thank you.

Very truly yours,

Thomas J. Wilson

TJW

Re: Jetties

From: Tom Wilson (thumblawtw@yahoo.com)
To: tzw7105@yahoo.com; reaaa1956@gmail.com
Date: Monday, November 21, 2022 at 10:47 AM EST

KZ MAIL

Bob: Placing sand over all the jetties to walk over has become much more of a project than I bargained for as I continue South. I have completed 12 jetties and there are 8 more to go. However, the 12 jetties completed are the Northerly jetties, several of which did not require any sand on the North side of the jetty and just a few yards on the South. However, as I moved South the jetties became much higher requiring substantially much more sand to build a ramp on both the North and South sides, obviously requiring much more of my time and wear on my equipment moving the much larger quantities. For the 12 jetties completed I put approximately 33 hours on my tractor. It had just tuned 1000 hours when I began this job. Attached is a photo of the hour gauge from this a.m. On the North end I was able to complete a jetty in a third of the time it is now taking me as I move South. The jetty at Maple has already required 4 hours time and it is not completed.

It is really nice to walk across the jetties and you can now walk from Zenith to Maple. After that you need to either crawl over the jetties or try and walk around on the bluff. I have received at least a dozen in person compliments for the work done to date and I have walked the area several times and being able to simply walk over the jetties is really nice. The Facebook feedback on the work has also been very positive with a lot of members being excited that they can now walk the beaches again.

I am aware that had you had to pay for the work I have completed it would have cost several thousand dollars. I'm good with that as I personally benefit from the ability to walk the beaches and I am fortunate enough to own a piece of equipment that allows me to build these ramps. However, at this point I have roughly estimated the number of hours it will take to complete the project and I conservatively approximate 3.5 hours for each of the 8 remaining jetties.

Having donated 33 hours of my tractor time, I feel I've paid my volunteer dues. I would really like to complete the project and do so this fall so that the beaches have all winter to recover from the sand being moved as it is mostly taken from the North side of the jetties nearest the water. Since the severe Northeasterly blows bring sand in on the North of the jetties, it is likely that all of the moved sand will be completely replenished by next Summer.

As you know, I will be taking my tractor up to my cabin for the Winter and if this work is to be completed it needs to be done asap. Going forward I do not feel it fair that I be expected to volunteer at least another 28 hours completing the project, plus the wear and tear on my tractor. I propose to finish the remaining eight jetties at an hourly rate of \$40.00 per hour or a flat rate of \$1,120.00, plus \$200.00 for fuel, which includes the fuel already purchased. If the work for the remaining jetties was the same as the jetties I completed to the North, I would just complete the project for free, but it clearly is not. In any event, even at the above cost, Lexington Heights is receiving a great deal, getting 20 jetties completed for some \$1,300.00. I am sure having to pay on outside contractor for this work would cost well in excess of \$5,000.00, likely closer to \$10,000.00.

I have attached pictures of the work completed to date on each jetty starting at Walbridge. You can see how the amount of sand being required is increasing significantly as I proceed South. Also, both sides of the jetty need fill as I proceed South, while many on the North only one side needed fill. The hoe handle in the pictures is 5' tall so you can gauge the height of each completed jetty. I suggest you discuss this with other board members as this project is time sensitive if it is to be completed this Fall. Thanks, Tom

On Monday, November 21, 2022 at 10:40:43 AM EST, Tom Work <tzw7105@yahoo.com> wrote:





















