

Lexington Heights Inc.

Board of Trustees Meeting

August 14, 2021 (Revised)

I. Call to Order

The meeting was called to order at 9:02 AM by Association President. (Glady)

II. Trustees Present

Diana Larsson, Liz Alimpich, Renee Jobbitt, Don McColman, Lynn Secord, Steve Minnick, Glady Stablein.

Mary Wade (Absent), Gery Victor (Absent/Excused)

III. Reading/Approval of 7/24/21 Minutes –

The Board members silently read the minutes.

Diana motioned to approve the minutes as written – seconded by Liz -- All approved – Motion passed **(202120)**

IV. Reading of Treasurer's Report/Financials – Treasure Diana Larsson

Treasurer, Diana gave an oral and written report of our current financial status.

The reports were accepted as presented. A report of past due accounts was distributed by Diana.

V. Certification of 2021 Election –

Renee motioned to accept the results of the 2021 Board of Trustees Election – Diana seconded the motion – all approved - Motion **(202121)** passed.

VI. Destroy 2020 Election Materials –

Liz motioned to approve destruction of 2020 voting materials – Diana seconded the motion – all approved - Motion **(202122)** passed

VII. Swearing in of Newly Elected Trustees – Glady Stablein

Swearing in were Bob Alimpich, Terry Gaw, Renee Jobbitt, Lynn Secord and Dottie Schulte.

VIII. Election of Officers – Steve Minnick - Nominations, acceptance and votes for key positions.

President -

- Renee nominated Gladys Stablein – Gladys declined.
- Gladys Nominated Bob Alimpich – Bob Accepted
- Liz Nominated Lynn Secord – Lynn declined.
- Trustee votes were cast – All approved - **Bob Alimpich** is our new Lex Hi Board President.

Vice President -

- Renee nominated Gladys – Gladys accepted.
- Trustee votes were cast – All approved - **Gladys Stablein** is our new Lex Hi Board Vice President.

Treasurer -

- Liz nominated Diana -Diana accepted.
- Trustee votes were cast – All approved - **Diana Larsson** remains the Lex Hi Treasurer.

IX. Election of Officers –(continued)

Secretary –

- Liz nominated Lynn Secord -Lynn accepted.
- Trustee votes were cast – All approved **Lynn Secord** is our new Lex Hi Secretary.

X. Member Topics – Several community members were in attendance to present issues.

- A member from 7068 Lakeview expressed her appreciation for Gladys and all her hard work. She also expressed her congratulations to the board. Debbie would like to get the bluff committee started again. She would like to see more “teeth” in the by laws regarding unauthorized trimming of the bluff. Residents need to seek board approval before trimming on the bluff. She also discussed how much clean up was done in the past on the bluff and how it was used as a dumping ground many years ago.
- A resident at 7366 Maple requested permission to trim vines etc. on the Maple stairway. He asked permission to poison the base of the vines. The board expressed concerns about using any toxic chemicals so close to the lake. Debbie B. said there are products that can be used safely. She will get back to the board regarding the names of the products. If any application is made, a board member should be present.

- A resident from 7060 Lakeview agreed that the staircases needed to be maintained (trimmed). The President, Bob, asked the member if he'd be willing to help with this project. The resident also expressed a concern about dirt being dumped on the parkway near Maple and concerns over the general maintenance of the bluff. Tim, 7366 Maple, said he had asked permission from the board to put the dirt near Maple to help stop runoff from storms. One resident feels that putting dirt on the bluff is not the correct solution. Debbie (7068 Lakeview) discussed how the Nymph bluff was restored 15 or 17 years ago and a French drain was put in. There was a discussion about berming on the bluff and the need to berm in areas to prevent runoff. Bob Alimpich, President, reminded everyone about the importance of maintaining our bluff and that you only need to look south to see the effects of not having jetties.

XI. Committee Team Reports –

- **Clubhouse** – Julie Hayden reported that she will be having surgery on August 30. She has family that will help her with her clubhouse duties during her recovery. There is a scheduled event for the 2022 calendar year and the board needs to be aware of that date when setting the calendar for next year. Code on the door will be changed due to new officers. Mark had spread pea stone on the playground per board approval.
- **Bluff/Parkway-** Dottie volunteered to work on this committee with Liz.
- **Beach/Jetties/Boat Ramp-** Don reported that he had recently walked the beach looking for a jetty in the area of Nymph that had a crack in it. He was unable to locate it. There was a discussion about the cost to repair the boat ramp. There are from 6 to 8 missing boards. Parker would need to pull out the entire boat ramp, replace boards, and then put the ramp back in the water. You can not remove only a section of the ramp. There was a discussion of where to order the hardwood (rough sawn) for the repair. Don had called to order the boards and was waiting on a return call.
- Renee suggested that our neighboring associations be asked to put a note in their newsletters reminding their residents that our Lexington Heights beaches are private.
- **By Law Enforcement Team-** Gladys passed out a copy of p.16 (Section 6) from our by laws stating that the board can impose a monetary fine when by laws are violated. There was a discussion about a resident on Lakeview trimming on the bluff. Another resident stopped and reminded the neighbor that cutting on the bluff is not allowed without board approval. Gladys also went to the resident's home on Lakeview and discussed the trimming with him. Dottie asked if there was a picture of the resident cutting the bluff. Since there wasn't a good picture of the resident cutting on the bluff, a fine was not imposed. **Residents are reminded to seek board approval before cutting on the bluff or parkway.** Terry will assist Gladys on the by law committee.

XII. Unfinished Business – Trustee Election Gladys reported that 203 people voted. (96 in person, 18 proxy votes, and 89 absentee votes) An election report was handed out to the board.

XIII. New/Ongoing Business- There was further discussion about the boat ramp. Diana made a motion to close the boat ramp for the remainder of this year and residents can use their 2021 key for the 2022 season. Dottie seconded. Motion passed with 7 yeas and 2 nays (Lynn and Renee). (202123)

Gladys talked with Walt Badgerow from Worth Township regarding Mill Creek. A Lexington Heights member had expressed concerns. Walt talked with Sanilac County and he said that the people are in compliance. Gladys shared her discussion with the concerned resident on Grove.

Plans for the Corn Roast are underway for Saturday, August 21, from 1pm – 4pm. All board members are expected to help at this event. Corn will be shucked Friday night, August 30, at 7:30 at the clubhouse.

XIV. Trustee's Comments/Concerns- New signs have been purchased to be put at the stairways. Don, Bob, and Terry will hang the new signs.

Terry and Don will contact Parker regarding a quote on installing steel steps on Zenith. The steps must be on community property. Dottie questioned if only part of the stairs could be replaced.

XV. President's Comments/Concerns- Bob expressed his concern for all members to get along and be nice to each other. He also would like to see a text message system for residents of Lexington Heights.

Adjournment Gladys motioned to adjourn the meeting. This was seconded by Liz. All voted in favor. Motion passed. (202124)

Planned Community Events

Corn Roast August 21 1 – 4 pm

General Meeting Sept. 11 10:00 AM

Chili Fest Sept. 25 6:00 PM

Remaining Board Meetings

August 28 9:00 AM

September 25 9:00