



Lexington Heights Inc.
Board of Trustees Meeting

August 17, 2019

I. Call to Order

The meeting was called to order at 9:00 AM by Association President. (Glady)

II. Trustees Present

(All Present) Renee Jobbitt, Diana Larsson, Liz Alimpich, Mike Lackomar, Steve Minnick, Lynn Secord, Glady Stablein, Mary Wade, Gery Victor.

III. Reading/Approval of August 3, 2019 Minutes – Steve read the minutes for 8/3/19.

1 correction was given:

- Steve to remove post adjournment informal discussions.

Liz moved to approve the Minutes with correction. Diana seconded, all approved - motion carried **(201919)**.

IV. Member Topics

Julie Hayden – Re: Public Contact Information for Board

Julie objects to the fact that the Clubhouse Manager's number is the only published phone number for Lex-Hi

Board.

- Too many calls coming in to Julie regarding real estate sales, accounting, and other non-clubhouse related issues.
- This issue was discussed further later in the Board Meeting by the Trustees.

V. Reading of Treasurer's Report/Financials

Treasurer, Mary Wade, gave an oral and written report of recent expenditures.

- Mary reported Total Assets of \$73,748.03
- Accounts receivable \$13,673.02
- Mary reported that we may have to cash another CD to cover expenses for the Corn Roast event and utilities, including electric, gas, water, garbage pick-up, as well as tree trimming, lawn cutting, etc.
- Mary noted that garbage pick-up costs alone, will be \$17,000 between now and next Spring.

The Treasures Report was accepted as presented.

VI. Clubhouse Report

Clubhouse floodlight – Motion sensor floodlight was purchased – Gladys will check on the installation to make sure it meets our needs.

Wall Repairs -

- The wall repairs under the air conditioner unit will be tabled until next year.

VII. Bluff/Parkway Maintenance

Committee Report – No recent meeting info to report.

Maple Drain Issue – Gladys to meet with the county representative to see if they are willing to solve the problem.

Zenith bottom steps –

- Repairs on the Zenith stairs (by homeowner) look OK for now.

For Oak Street bottom drop-off issue –

Gladys met with Ted Parker, who suggested that we move some vegetation to create a path around the drop.

VIII. Unfinished Business – quotes for completion of the engineering plan provided by G2....

Request for Quote – No quote have been received yet from the contractors provided by St. Clair County.

- Steve noted that one of the contractor candidates (Raymond Excavating) had some serious doubts about the G2 Design. It may not be robust enough for Lake Huron shoreline.

- Steve will call to follow-up.

Parker Assessment – Gladys met with Ted Parker

- Ted also had some serious doubts about the G2 Design.
- Parker recommended that we leave the bluff alone for now.
- He suggested we consider putting large boulders at the bottom of the bluff for added support structure.
- Ted also recommended that we install a concrete surface drain along the edge of the road, where it drops down to the boat ramp apron.

Drain Culvert at Grove – Needs to drain directly into Mill Creek (not behind the seawall).

- The culvert needs to either be extended beyond the seawall or cut through it.
- This is Sanilac County's responsibility.

IX. New Business – Approval for trees at the top of the bluff.

Bluff Committee – Needs to decide where to put trees and how many need to be planted.

- Gladys provided a quote for trees from Lexington Gardens Nursery.
- If the purchase of trees is approved, we must arrange for regular watering of them until they are old enough to survive on rain alone.
- The Bluff Committee needs to come up with a plan – outsource to professionals or get community volunteers.
- Maybe the Juniper group could manage watering the trees to be planted on their bluff.
- The Bluff Committee will meet soon to discuss.

X. President's Comments/Concerns

Joint Association Meeting – No new actions to report.

- Don Falls is our point person for communications with Sanilac County.
- Gladys will be meeting him to discuss Lex-Hi concerns and what the county may be willing to do to address them.

Corn Roast – Need to take inventory of supplies for the party.

- All board members are expected to help.
- Corn shucking is Friday 8/23/19 by the clubhouse garage at 7:30 PM.
- Set up for the party is at 11:00 AM 8/24/19.

2020 Calendar Planning – We will need to plan 2020 activities at our September 14th meeting.

- Diana and Liz will bring blank calendars for the Board to use to set our schedule for the 2020 vacation season.
- Gery will not be available and is excused from meetings September 7th and 14th.

Grill – We have our new grill available for the Corn Roast.

XI Trustee Comments/Concerns

Motion for Board trustee term change - to 3 years (from present 2 year term) – Needs to be approved at General Meeting.

- We need to have a (Board approved) plan ready before we bring this to a community meeting.
- This may have to wait until 2020.

Lex-Hi Official Business signs and Vests – It's important to identify Board members performing approved actions for the community.

- Steve recommended Official business signage for Trustee golf carts and bright colored vests to convey to the public when Board-approved activities are being implemented by authorized people.

Missing signs at the new staircases – Need to look at putting No-Parking and Beach Rules signs at Zenith and at beach access points from Ivy to Laurel.

Board Member Contact info – Members are directed to the website to contact Board Officers.

- Mike has a contact portal on the website and will receive e-mails to direct inquiries and communications to the correct Board Officer.
- Steve will reinforce this in the 2020 newsletter and notify members that if they are selling their property, the Lex-Hi Treasurer can be contacted through the website portal.

Website Updates – Our community website needs to be kept up to date.

- Mike will review the site (tab by tab) to remove obsolete information and update with the latest meeting minutes and financial statements.
- He will communicate all important community info through the website.

Facebook Posts regarding Lex-Hi events – We need to make sure that our community events are not broadcast to invite non-members to limited Lex-Hi members-only occasions.

XII. Remaining Community Events for 2019:

Mystery Night – 6:00 PM – **August 30**

General Meeting 10:00 AM – **September 7**

Spaghetti Dinner – 5:00 – 7:00 PM - **September 14**

Chili Fest - 6:00 – **September 28**

XIII. Remaining Board Meetings for 2019 (all at 9:00 AM)

September 14

Diana moved to adjourn the meeting – seconded by Liz – Motion Passed (**201920**)

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