

Lexington Heights Inc.

Board of Trustees Meeting

August 22, 2020

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, Steve Minnick, Don McColman, Lynn Secord, Glady Stablein, Mary Wade, Gery Victor.

III. Reading/Approval of August 8, 2020 Minutes – The Board members read the minutes.

Noted: Board approval of motion **(202024)** at special working session, to approve Matthews Excavation for repairs at bottom of Oak St. Incline, for \$10,000. Liz moved to approve the expenditure – seconded by Diana.

After the reading of the minutes from 8/8.2020, Lynn motioned to approve the minutes as written – seconded by Renee, all approved - motion passed **(202025)**.

IV. Member Topics – A large group of members were in attendance to present issues.

- **Carol Morrisette (7022 Lakeview)** – Offered a list of volunteers to help with the projects discussed at the board working session. Glady indicated that volunteers are always welcome, but the individual project groups would ultimately pick their own team members.
- **Karole Mastej (7362 Worth)** – Asked about the Bluff Committee. She provided a folder of information for the board to review, regarding past due dues, tax delinquencies and pending foreclosures. Glady said the board was working on getting the latest information on property ownership from the community before the next dues notice. More information will be available in the Spring newsletter.
- **Sandy Warner (7118 Lakeview)** – Sandy asked if there were mission statements available from each of the board project groups. Glady responded that each group already had “scope of work” statements and were busy working on prioritization of key issues and have begun their work on some of the key problem areas.

- **Renee Keys (7317 Worth)** – Volunteered to work on the beach committee. Gladly reported the work proposed and approved to repair the water damage at the Oak Street ramp.
- **Maggie Mackenzie (7060 Lakeview)** – Reported that the General Meeting presently scheduled for September 12th violates a By-Law provision to have the General meeting before Labor Day. Steve pointed out that the latest By-Laws provide “The Board of Trustees shall schedule a General Meeting of the membership between August 15 and September 15”. Our meeting meets that criteria.

V. Reading of Treasurer's Report/Financials

- Treasurer, Mary Wade, gave an oral and written report of recent expenditures and our financial status.
 - Mary reported Total Assets of \$112,204.42
 - Accounts receivable \$15,657.22 (included in total assets)
 - Planned Safety Reserve \$30,000.00 (included in total assets)

The report was accepted as presented.

VI. Committee Team Reports - Each team provided a progress update. Below is a brief summary:

- **Bluff/Parkway Team** – Liz Alimpich, Gery Victor –
- They have been examining the bluff and parkway, for issues:
 - Looking at re-locating obstructed-view benches on bluff.
 - Investigating drainage issues on bluff and lakeview road.
 - Recommending surface drains to beach instead of underground.
 - Need to replace dirt berms on bluff edge in several places to repel rain run-off.
 - Checking staircases for damaged steps to be replaced.
 - Several posts along Lakeview are damaged – needing replacement.
- **Beach/Jetties/Boat Ramp** – Lynn Secord, Don McColman -
 - Don & Lynn have surveyed the beaches to identify issues.
 - They reported an abandoned catamaran on beach between Walbridge & Tulip.

- They will contact owner to get it removed.
- Severe beach damage at base of Zenith.
 - Will get an evaluation and quote to repair it, from Matthews Excavating.
- Examining the condition of the jetties at each beach.
 - Will identify any required repairs.
 - Gladly will find out what kinds of repairs, additions, etc., are allowed on the jetties.
- **Clubhouse/Grounds & Property Maintenance** – Renee Jobbitt, Diana Larsson, Gladly Stablein,
 - Diana reported that Julie Hayden agreed to be Clubhouse Manager.
 - Two people will be assigned to clubhouse cleaning responsibilities.
 - New clubhouse procedures will be documented for consistency.
 - The team will evaluate the clubhouse building for maintenance projects & costs.
 - The sewer hook-up is expected to take place this Fall.
 - Gladly will identify any brush and tree trimming required.
 - Renee will check the playground & equipment for any required repairs & maintenance.
 - Gladly will discuss lawn maintenance for 2021 with Mike's Lawn Service
- **By-Laws & Enforcement** – Steve Minnick, Gladly Stablein
 - Gladly & Steve will attend a “presidents” meeting of the local communities on August 24, to discuss common concerns and ideas on how to address them. We look forward to cooperation between Great Lakes Shores, Huronia Heights and Blue Water Beach, on key issues shared by these communities.
 - We will also look at Lexington Village and Burch Beach for some ideas on how they are handling them.
 - Steve looked into local towing services as a potential way of enforcing our parking violators. (Blue Water Beach strictly enforces their parking restrictions).
 - We have decided to wait for the new Worth Township Supervisor to take office before we begin negotiations with the township for assistance.
 - Lynn noted that Worth Township does not presently have a contract with our Sheriff Department for enforcement of community by-laws.
 - The sheriff can only enforce state laws.

- We intend to discuss potential options when we meet with the new Worth Township Supervisor.

Each team will provide cost information to make needed repairs for funding priority, approval & allocation.

.VII. Unfinished Business –

• Clubhouse Sewer Hook-up –

- Gladys asked Tim Reifert to supervise the sewer installation – he is very familiar with the clubhouse plumbing layout.
 - The sewer work is expected to be done this Fall, before a hard freeze.

• Oak Beach Repairs –

- The approved beach repairs at the base of the Oak Street ramp will begin at the end of September or early October.

• Bluff Trimming –

- Billy's Tree Service is scheduled to resume sumac & brush trimming August 27.
- Planned Phase 3 & 4 hardwood tree trimming will begin in late Fall.

VIII. President's Comments/Concerns

• Potential Sewer Delay for Community -

- Gladys noted that only 470 residents out of an estimated 1700, have been hooked up to the sewer system – due to weather, Covid 19, and other issues.
- There may be a government authorized extension of the required installation deadline – Stay tuned....

XI. Trustee Comments/Concerns

• Sumac Overgrowth –

- The sumac & brush overgrowth is getting exceptionally bad, south of the areas Billy's Tree Service is scheduled to trim.

- The worst area is by Laurel and in front of the bench on the parkway there.
- Gladys and the board will consider evaluating options for that area.

Diana motioned to adjourn the meeting – seconded by Liz – Motion passed **(202026)**.

XII. Community Events for 2020:

- **All summer season events at the clubhouse, including clubhouse rentals have been cancelled by Board consensus (due to Covid 19 safety concerns).**

XIII. Board Meetings for 2020 –

- **September 19th at 9:00 AM**
- **General Meeting is on 9/12/20 at 10:00 AM**