

## **Lexington Heights Inc.**

### **Board of Trustees Meeting**

**August 28, 2021**

#### **I. Call to Order**

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

#### **II. Trustees Present**

Robert Alimpich, Gladys Stablein, Diana Larson, Lynn Secord, Liz Alimpich, Don McColman, Renee Jobbitt, and Terry Gaw

Dottie Schulte (absent/excused)

#### **III. Reading of 8/14/2021 Minutes**

The board silently read the minutes. Gladys suggested to change the word “feels” in XIII. be changed to “said” on p.3. Diana motioned to accept the change in the minutes and Don seconded. All approved - Motion passed. (202125)

#### **IV. Treasurer’s Report**

Treasurer, Diana Larsson, gave an oral and written report of our current financial status. The report was accepted as presented.

#### **V. Member Topics**

Several members were in attendance to present issues.

- A member from 7086 Lakeview asked the board to move and relocate 2 or 3 benches along the parkway to facilitate a better view and straighten the benches. Also, some oven mitts are missing after use at the corn roast. Please return to Debbie B. if found.
- A member from 7305 Grove came to discuss concerns about Mill Creek. He presented a petition asking Lexington Heights, Worth Township, Great Lakes Beach Association, and the Sanilac Building Dept. to keep Mill Creek in a natural state without burying construction materials and not make any changes to the flood plain. The member had previously talked with our former president, Gladys. (See minutes from 8/14/2021.) He presented a plat map of the area. The member indicated that there has been backfilling in the creek and Mill Creek parkway. The resident has been in contact with Walt Badgerow (Worth Township) and the President of Great Lakes, Mr. Watson. The resident said that a fine had been imposed on the contractor by Sanilac County. This issue was

discussed and the board scheduled to walk the area with the resident on Sunday, 8/29/2021.

- A resident at 7118 Lakeview offered to trim the sumac on the bluff at Laurel. You cannot see the lake from the bench due to the high sumac. The Bluff Committee will supervise the trimming. The resident will contact Debbie B. when ready to do the trimming.

## **VI. Committee Team Reports**

- **Clubhouse** - Julie suggested that the bathroom floors need to be redone. The paint is coming off. She also asked when the board does the calendar to make the Chili Fest in October. The plug near the garage door isn't working. (near the AC unit) Bob will look at it. More peastone is needed on the playground. Bob will see how much more needs to be added to the playground.
- **Bluff/Parkway** - The Bluff Committee discussed the amount of money used to trim the bluff. (\$8,000 this season) They are discussing different ideas. Such as: berming in low areas to stop run off, marking areas for golf cart parking, and allowing residents to trim along the bluff with Board supervision. The major consideration is always maintaining and preserving the parkway and bluff. **All trimming on the bluff is with Board Approval.** Gladys suggested we get an estimate of the cost of berming between Oak and Pine. The Bluff Committee will see how much dirt would be needed to berm that area.
- **Beach/Jetties/Boat Ramp** – Don and Terry met with Parker about the installation of metal steps on Zenith. The rough estimate is from \$21,000 to \$25,000 for a full set of steps with a bench/landing midway. Terry will get a written quote from Parker. Terry will call the county to check on the road easement in regards to the placement of the stairway. Terry also contacted a landscaping company (Alpine) to see if they could replace the timbers on the existing stairs. Alpine was not interested in the job. Terry also talked with Parker about the boat ramp repair. Parker said that the ramp will need to be jacked up in order to be repaired. Parker needs to pull the entire ramp out to repair it. A section cannot be pulled out to repair it. Don will contact Parker to have ramp pulled out for the season. Rough sawn wood must be used for the replacement boards.
- **By-Laws/Enforcement** - Gladys and Steve Minnick have looked at the by-laws that need to be updated. Specifically, Article IX, Section 6, needs to be rescinded per Tom Wilson's letter dated September 6, 2017.

**VII. Unfinished Business** Unfinished business was discussed under the Committee reports.

**VIII. New/Ongoing Business** - Gladys will order Lexington Heights shirts for Dottie, Bob, and Terry. She will also order a Slippery/Caution sign for the boat ramp.

**IX. Trustee Comment/Concerns** – A letter from Tom Wilson (September 6, 2017) was reviewed regarding the logistics of increasing the annual association dues. Diana is in the process of reviewing all deeds and correcting the data base to accurately reflect the correct property owners. She scheduled a meeting on Sunday, August 29, with volunteers to work on this on-going project. It is noted that some community members want to know what the increased dues will be used for. A motion was made on July 24, 2021 to raise the dues from \$125 to \$200 and vacant lots from \$50 to \$75. Don made the motion and Diana seconded. All approved to bring this proposal to the General Meeting. (202117)

**X. President's Comments/Concerns** – Bob's biggest concern is maintaining the clubhouse and the grounds. He feels raising the dues is the best way to achieve our goals. We need to continue our efforts to raise the dues. Bob would like all board members to make a list of their priorities/goals for the board.

**XI. Adjournment** - Liz motioned to adjourn the meeting. This was seconded by Diana. All voted in favor. Motion passed. (202126)

### **Planned Community Events**

**General Meeting September 11 10:00 AM**

Chili Fest September 25 6:00 PM

### **Remaining Board Meetings**

September 25 9:00 AM