



Lexington Heights Inc.
Board of Trustees Meeting
August 3, 2019

I. Call to Order

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

II. Trustees Present:

Renee Jobbitt, Diana Larsson, Liz Alimpich, Mike Lackomar, Steve Minnick, Lynn Secord, Glady Stablein,
Mary Wade, Gery Victor

Absent: Mark Hayden

III. Reading/Approval of July 13, 2019 Minutes – Steve read the minutes for 7/13/19.

- **2 corrections were given:**
 - Mary objected to the reported saving/checking account detail from her financial report.
 - Lynn pointed out that the minutes stated Renee & Liz were working on the street captain volunteers. It was corrected to state Lynn & Liz.

Renee moved to approve the Minutes with corrections. Diana seconded, all approved - motion carried
(201915).

IV. Swearing in of new Trustees: - All newly elected Trustees were sworn in.

- Glady Stablein, President – nominated and accepted.

- Renee Jobbitt, Vice President – nominated and accepted.
- Mary Wade, Treasurer – nominated and accepted.
- Steve Minnick, Secretary – nominated and accepted.
- Mike Lackomar, Webmaster – nominated and accepted.

Diana Motioned to accept nominations by acclamation, seconded by Gery. Motion Passed **(201916)**

V. Member Topics

Mike Goulette – Flooding issue at Emerson & Walbridge

- The Issue is with a 32” diameter road drain pipe flowing to a 13” culvert pipe inserted into a concrete dam, limiting the flow of rain water and backing water up. This has repeatedly caused flooding to properties on the west side of the concrete wall.
- Gladys talked to the county representatives – they are investigating the situation to determine what possible solutions are available.
- This will also be covered in the next joint meeting of local community presidents and the county later this month.

Richard Gates – Juniper tree planting committee – Presented a plan outline for bluff stabilization beautification of the bluff parkway.

- Discussion focused on communication and cooperation between the Juniper group and the Lex-Hi Bluff Committee.
- Gladys reported her actions, working with the Lexington Nursery to get recommendations and cost to plant trees on the bare areas of the bluff.
- Under consideration is the potential of shared costs between the two groups to execute the tree planting process.
- Richard requested that Lex-Hi keep communications open and that the Juniper group be allowed to provide their input to the Lex-Hi board and the Bluff Committee.

VI. Reading of Treasurer's Report/Financials

- Treasurer, Mary Wade, gave an oral and written report of recent expenditures.
- Mary reported a Total Assets of \$76,981.13
- Accounts receivable \$14,738.02
- Mary reported checking Account Balance as \$29,854.74

- For the General Meeting, Mary will provide a projection of 2019 expenses and what we still have as outstanding payments.

The Treasures Report was accepted as presented.

VII. Clubhouse Report

- **Exit Lights not working** – New exit lights were installed.
- **Clubhouse floodlight** – Motion sensor floodlight is being purchased – to be installed soon.
- **Wall & Ceiling Repairs -**
 - Mark was not available to provide an update on wall repairs under air conditioner unit.

VIII. Bluff/Parkway Maintenance

- **Committee Report** – No recent meeting info to report. (We need to get this group meeting again).
- **Concrete Slabs** – Clean, broken concrete slabs were placed at the erosion site at Worth St. and covered with fill dirt.
 - Additional concrete from Juniper St. was also added to reinforce the erosion areas of the bluff.
- **Tree planting** – We need trees planted on bare areas at the top of the bluff parkway (including Juniper) – will discuss further at our next meeting.
- **Beach Clean-up** – Lynn continues to make progress on recruiting Block Captains volunteers.
 - It may be next year before this is fully in place.
- **Maple Street Drain/Erosion** – We will hold off on the camera study – for now.
 - The county representative will be on site soon to investigate and determine if they will take action to fix the issue.
- **Zenith and Oak bottom steps** – urgent action is required to fix and secure the areas damaged by storms and record-high lake levels.
 - May need steel steps installed and secured as a lasting repair.
 - Gladys will meet with Ted Parker to get his recommendations and cost to complete the work.

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

- **Request for Quote** – Steve sent out requests for quote to the 3 excavator sources provided to us by St. Clair County.
 - We are awaiting a response.

- If we do not hear from them next week, Steve will follow-up with calls to each candidate company.

X. New Business – Clubhouse Rental fee/Maintenance fee

- Currently posted clubhouse Rental is \$115, plus \$35 maintenance fee, with a security deposit of \$200.
- Rental fee goes to Lexington Heights, Inc.
- Maintenance fee goes to the Clubhouse manager.

Diana motioned to raise the rental fee to \$125, effective January 1, 2020 – seconded by Mike – Motion (201917) passed by majority vote.

XI. President's Comments/Concerns

- **County Road Commission Meeting** – Gladly provided notes from the meeting (see attached).
 - A follow-up meeting will take place later this month.
- **Missing stop sign at Maple & Emerson** – was reported and promptly replaced.
- **Bushes at Nymph & Emerson** - are blocking visibility & creating a safety hazard.
 - They need to be trimmed down.
 - It's believed they are on the road easement – a request was sent to Sanilac County to trim them back.
- **Storm Clean-up** - Gladly thanked the Trustee volunteers, Julie Hayden and Liz's family, for helping clean up the clubhouse grounds. We had numerous downed tree limbs and debris from the storm last week.

XII. Remaining Community Events for 2019:

- **Corn Roast** – 1:00 – 4:00 PM – **August 24**
- **Mystery Night** – 6:00 PM – **August 30**
- **General Meeting** 10:00 AM – **September 7**
- **Spaghetti Dinner** – 6:00 PM - **September 14 (Tentative)**
- **Chili Fest** - 6:00 – **September 28**

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

• August 17, September 14

Liz moved to adjourn the meeting – seconded by Lynn – Motion Passed (201918)

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