

Lexington Heights Inc.

Board of Trustees Meeting

August 8, 2020

I. Call to Order

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

II. Trustees Present

(All Present) Renee Jobbitt, Diana Larsson, Liz Alimpich, Mike Lackomar (outgoing webmaster), Steve Minnick, Don McColman (newly elected trustee) Lynn Secord, Gladys Stablein, Mary Wade, Gery Victor.

III. Reading/Approval of July 25, 2020 Minutes – The Board members read the minutes.

Liz moved to approve the minutes with the exception of spelling error on Walbridge road as “Woodbridge” (error will be corrected before official posting)- Diana seconded, all approved - motion carried **(202013)**.

IV. Swearing in of new Members

Don McColman was sworn in as a new Trustee.

V. Board Election of Officers – Board vote on Executive positions.

• Association President

- **Gladys Stablein** was nominated by Diana Larsson – Seconded by Liz Alimpich.
- Gladys accepted the nomination - All trustees voted in favor. **Position filled.**

• Association Vice President

- **Renee Jobbitt** was nominated by Gladys Stablein – Seconded by Liz Alimpich.
- Renee accepted the nomination - All trustees voted in favor. **Position filled.**

- **Association Secretary**

- **Steve Minnick** was nominated by Liz Alimpich – Seconded by Diana Larsson.
- Steve accepted the nomination - All trustees voted in favor. **Position filled.**

- **Association Treasurer**

- **Mary Wade** was nominated by Liz Alimpich – Seconded by Lynn Secord.
- Mary accepted the nomination - All trustees voted in favor. **Position filled.**

- **Board Webmaster**

- **Diana Larsson** was appointed by Gladys Stablein.
- Diana accepted the appointment - **Position filled**

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

- **Sandy Warner (7118 Lakeview)** – Complained that there seems to be no plan for annual bluff trimming & maintenance.
- **Karole Mastej (7362 Worth)** – Stated that there are way too many “junk trees” and unwanted vegetation on the bluff. She said we need more regular and timely bluff maintenance of the over-growth. She claims it’s worse than it has ever been.
- **Carol Morrissette (7022 Lakeview)** – Noted that the sumac needs to be cut. She offered to pay to have the brush cleared from the bluff in front of their viewable area on the Parkway.

VI. Member Topics (continued)

- **More Bluff Comments:**

There were comments that killing off the sumac and junk vegetation should be planned. The board explained that we had an arborist, as well as an engineering firm counsel us on the bluff vegetation. We were advised to keep the sumac and shrubbery alive (because their root system is supporting the already fragile bluff situation).

There were several other complaints that the recent work by Billy’s Tree service left unsightly stumps from the cutting. They were told that the stumps were a normal part of the brush trimming process and that more brush cutting would be happening soon.

However, the already contracted hardwood tree trimming, would have to wait until Mid-Late Autumn, due to the incredible demand for local tree services.

- **Barb Tassone (7351 Rosewood)** – Complained about the many dogs on the beach, against our by-laws. She suggested that we consider designating one beach where dogs are welcome.

She also stated that the Board needs to detail what any proposed increase for dues would be used for. This will help people understand why we need a dues increase. Gladys stated that we already have our projects listed on the clubhouse bulletin board, but we can add more detail along with estimated costs as we move forward. It should be noted that our Association already voted on (and successfully passed) a dues increase two years ago, but it was negated by an obscure Michigan law that is presently being fought.

- **Gail Taliaferro (7086 Lakeview)** – Complained about how rude some beach-goers are when confronted by the “No dogs on Beach” rules.
- **Other Comments:**

There is an increasing concern about the amount of rental properties, specifically about large parties late at night, illegal fireworks in residential back yards, at all hours, (endangering other's properties) and a total disregard for community by-laws, including dogs on leashes, on the beaches and waste left for others to pick up.

VII. 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 \$120,308.09
 - Accounts receivable \$17,151.22
 - Mary agreed to identify/clarify Current Assets questions - regarding Undeposited Funds, Business Expenses Other, and negative deposit numbers. These appear to be software glitches that will be corrected with the assistance of board members.

The report was tabled until the Treasurer responds with answers to the questions indicated above.

VIII. Clubhouse Report

- Gladys provided the update.
 - Cleaning out the office area and sorting/organizing old board records is almost complete.

- We still need to have a Clubhouse Manager or a plan to manage clubhouse activities, clean-up, scheduling rentals, collecting funds and ongoing property Maintenance.
- These issues will be discussed at the work session meeting August 15, at 900 AM.

IX. Bluff/Parkway Maintenance

- **Committee Report** – Debby Bonneau was not present - No committee report at this time.
- **Beach Clean-up –**
 - The Robert Paoletti family did an excellent job of raking/burning and segregating trash, tires, scrap boats, etc., on Satinwood Beach. We will need a dumpster to dispose of the non-burnable junk.
 - Lynn will send a thank you card to the Paoletti family for their hard work.
 - Steve will contact the mini-dumpster company to get cost for rental and to get answers regarding how the process works, tire disposal, etc..
- **Oak Street Ramp & Beach erosion –**
 - Lynn investigated the potential of using sand bags to shore-up the base of the ramp.
 - It was determined that sand bags would not be a viable solution.
 - Lynn contacted EGLE Environmental for some ideas. They cautioned against concrete because of the lime content potential to leach into the lake.
 - Matthews Construction has been contacted for a repair proposal using cut granite slabs. This seems promising.
- **Vandalism Issues** – Official Lex-Hi signs have been damaged and removed by irate residents who do not want to follow community by-laws.
 - The Sheriff has been contacted.
- **Bluff Trimming** – Billy's Tree Service.
 - Billy is scheduled to resume sumac & brush trimming August 14.
 - Planned Phase 3 & 4 tree trimming will begin in late Fall.

X. Unfinished Business –

- **Clubhouse Sewer Hook-up – Alex Weiss**
 - Alex Weiss will be doing the work when his schedule allows (in early Fall or sooner).

XI. New Business –

- **Trustee Election -**
 - The election process went as planned – 100 people turned out. There were 25 absentee ballots.
- **Parking permit stickers for golf carts –** To identify Lex-Hi resident carts.
 - Gladys ordered the stickers – we are still waiting for them to arrive.
 - We have to work out the best way to distribute them to members and manage the process.
- **Meeting and Event Schedule for 2021 -**
 - We have set up the meeting and event schedule for 2021.
 - This will be published on the General Meeting minutes and on the website.
- **A special Work Session Meeting -** Will be held on 8/15 at 9:00 AM
 - This is a Board work session to address key issues.
 - Ad-Hoc teams will be set up to work on specific issues needing focused attention.
 - The teams will require community volunteers to work with assigned board members.
 - We hope to have a plan outline to work from following this meeting.
 - Members are allowed to attend and observe this working session.

X. President's Comments/Concerns

- **Other communities flocking to our neighborhood.**
 - Gladys noted that maybe we need an updated census of property owners and rental properties.
 - More discussion to follow.

XI. Trustee Comments/Concerns

- **Lexington Heights By-Laws** – Some people are not aware that they exist.
 - We may need to propose adjustments to our By-Laws to reflect changes in the neighborhood.

Liz motioned to adjourn the meeting – seconded by Gery – Motion passed **(202013)**.

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 – (all at 9:00 AM)

- **Board Work Session Meeting – August 15th**
- **August 22th, September 19th**
- **General Meeting is on 9/12/20 at 10:00 AM**