

**Lexington Heights, Inc.**  
Board of Trustees Meeting  
Saturday September 21, 2013

**Call to Order**

The meeting was called to order by George Patrash at 9:30 AM

**Trustees Present**

Mark Hayden  
Gene Komaromi  
Trish O'Kane  
George Patrash  
Kevin Ruane  
Mike Ryan  
Darlene Surhigh  
Mary Wade

**Trustees Excused**

Debbie Bonneau

**Reading/Approval of September 7, 2013 Minutes**

Secretary Komaromi distributed the 9/7/2013 minutes electronically.  
Trish O'Kane made a motion to approve the minutes as distributed.  
The motion was seconded by Mark Hayden.  
Motion carried. (Motion ID 201353)

**Reading of Treasurer's Report/Questions**

- Mary Wade presented the board with a balance sheet, a check register and a profit and loss statement.
- Mary gave an oral report on recent expenditures and payments.

Treasurer's Report accepted and filed for future reference.

**Guest Issues**

- Kevin Calka, owner of Cousin's Party Store made a short presentation to the Lexington Heights Board of Trustees. He proposed selling the property to Lexington Heights for \$37,000 on a land contract. Some discussion followed. No action taken.
- Mid-Thumb's, Kevin Martin made a short presentation on lawn cutting on the bluff area over the last 14 years. George Patrash indicated that we have had a engineering study on the south end of the bluff area. Darlene noted that the engineers suggested that the grass be cut to a 3" length and that a buffer area be left near the edge of the cliff. Mr. Martin indicated that he would make the necessary adjustments on an experimental basis suggesting raising the mower height nearer

to the actual bluff edge.

### **President's Announcements/Comments**

- George asked Mary Wade if a financial review has been scheduled. Mary indicated that she had already dropped the materials to the Bookkeeping Service and a report will be provided to the Board of Trustees as soon as possible.
- The Clubhouse Manager indicated that the closing date of the Clubhouse to after November 2, 2013.
- George contacted the engineering firm, Applied Science to indicate that we are putting the Bluff Project on hold to other considerations.
- The old piano has been removed from the Clubhouse.
- The General Meeting went well, including the presentation from Phil Essenmacher regarding the Mandated Sewer project.

### **Clubhouse Report/Discussion**

- George asked Trish O'Kane questions regarding carpeting for the Clubhouse with both cleaning and replacement under consideration. Trish indicated that past replacement estimates were about \$4,000. George suggested that bids for carpet replacement be taken. Trish will get bids and report at next meeting.
- George noted that the sign board on the wall of the Clubhouse needs to be replaced.

George made a motion to purchase a new sign board for clubhouse wall for a cost not to exceed \$600.

Gene Komaromi seconded the motion.

Motion carried 7 yes, 1 no. (Motion ID 201354)

Mary Wade asked it be noted that she voted no.

### **Bluff/Parkway Maintenance**

- New "No Parking" signs have been installed, Mark noted that there were a few other areas that need replacement. Kevin Ruane will investigate replacement signs.
- Darlene Surhigh presented a report on Bluff re seeding aeration, and fertilization from Walbridge to Grove for a cost of 763.83 prepaid.

Darlene Surhigh made a motion for re seeding aeration, and fertilization for \$751.00 from True Green.

Mark Hayden seconded the motion.

Motion tabled by executive decision. (Motion ID 201356)

Motion carried 10/5/2013

- George noted that the Boat Ramp needs to be pulled. It was generally agreed to pull the Boat Ramp by November 1st.

### **Reports from Board Member Chairs**

#### **Committee Reports**

#### **Unfinished Business**

- Darlene Surhigh stated Weiss was contacted regarding the blow out work at Juniper and Ivy without a response. George Patrash will contact Weiss again.
- Kevin Callas presented a time sheet for work done on the Clubhouse playground area. Mary Wade will review the bill.
- 2014 'Community Calendar' adoption. Trish O'Kane presented a tentative Lexington Heights Calendar for 2014. The tentative calendar was discussed and minor adjustments were made.

Trish O'Kane made a motion to accept the Tentative Calendar.

Mark Hayden seconded the motion.

Motion carried. (Motion ID 201357)

Mary Wade updated the Clubhouse Rental Agreement and will distribute copies to Board of Trustee Members.

Trish made a motion to pay for web renewal costs not to exceed \$180.00

Mark Hayden seconded the motion.

Motion carried. (Motion ID 201357)

- Sam's Spaghetti Dinner preparations are underway.

### **New Business**

- Chili Fest final planning is underway. Trish could use some help just before the event.

### **Adjournment**

A motion was made to adjourn by Trish O'Kane

Motion seconded by Gene Komaromi

Motion carried.

Motion ID (Motion ID 201356)