

Lexington Heights Inc.
Board of Trustees Meeting
September 23, 2017

I. Call to Order

The meeting was called to order at 9:30 AM. by Gladys Stablein

II. Trustees Present

Mark Hayden
Renee Jobbitt
Gene Komaromi
Jim Perna
Lynn Secord
Mike Ryan
Gladys Stablein
Mary Wade

Trustees Excused

Steve Minnick

III. Reading/Approval of September 9, 2017 Minutes (Gene Komaromi)

Secretary Komaromi distributed the September 9, 2017 Minutes electronically.
A motion was made by Lynn Secord to approve the Minutes as distributed.
Renee Jobbitt seconded the motion.
Motion carried. (Motion 201753)

IV. Reading of Treasurer's Report/Questions

- Treasurer, Mary Wade gave an oral report on recent expenditures.
- Mary indicated the computer equipment authorized on (*Motion ID 201747*) was purchased.
- Mike Ryan suggested an Internet Connection for Clubhouse.

V. Guest Issues

No guest issues.

VI. President's Announcements/Comments

Tim Riefert will close Clubhouse
The Boat Ramp will be removed soon by Parker Construction.

VII. Clubhouse Report

Mark Hayden has the garage door opener materials, will install ASAP.

VIII. Bluff/Parkway Maintenance

The committee will meet on September 30, 2017.

IX. Reports from Board Chairs

X. Reports from Committees

XI. Unfinished Business

- Mark Hayden repaired the Zenith "Walk Down". Neighbors at Zenith indicated appreciation for the work.
- The Michigan Annual Report has been filed.
- The Bluff Committee is working on Juniper Blow Out.
- A report from Tom Wilson regarding the process of increasing dues was revived and filed.
- There was a discussion of the need for a corporate attorney. Jim Perna will make a list of possible attorney needs. Gladys will contact potential attorneys.
- Mark will conduct the Phragmite eradication project.

XII New Business

Gladys suggested finishing the stairs project started years ago with stairs at Juniper and Maple.

Renee Jobbitt made a motion to install stairs at Juniper and Maple for a cost not to exceed \$30,000 based on the plans of the Ivy and Laurel stairs.

Mark Hayden seconded the motion.

The motion had multiple seconds.

A discussion followed.

Motion carried. (Motion ID 201755)

Gladys stated that some duties should be assigned to Board Members as follows:

Announcement Board - Gene Komaromi

Bluff and Posts and General Maintenance - Mark Hayden

Election Chair - Renee Jobbitt

XII. General Discussion Topics.

- Lynn Secord will make a list of what dues are used for to enclose in Newsletter.
- Mary Wade will make an active list of "Members" to be used in a possible dues increase project.
- Mike asked a question regarding the possible actual voting procedure using deferred "yea" votes.
- Gladys will write up a request for volunteers and chair the committee.
- Trish O'Kane gave a list of volunteers for a Budget Committee
- Financial Advisory Committee will be designated instead of a "Budget Committee" all Trustees will serve on the "Financial Advisory Committee". The Advisory Committee will meet early in the Spring of 2018 with the mission of advising the Board on potential expenditures. Jim Perna will do research on dues and expenditures.
- A procedure for "Absentee Voting" was discussed.
- The cleaning fee for the Clubhouse Manager was discussed. Mike suggested a "cleaning fee" as part of the rental contract.

Jim Perna made a motion that a non-refundable "Cleaning Fee" of \$35 be added to the Clubhouse rental fee contract.

Mary Wade seconded the motion.

Discussion followed.

Motion carried. (Motion ID 201756)

Jim Perna made a motion to raise the Clubhouse Manager's cleaning fee to \$25 per hour per event as necessary.

Gladys Stablein seconded the motion.

Motion carried. (Motion ID 2017570)

Jim Perna made a motion to get Wi-Fi installed in the Clubhouse from Fiber net to

be installed in the Spring of 2018.

Mike seconded the motion.

Motion Tabled.

XII Adjournment

Gene Komaromi made a motion to adjourn.

Mark Hayden seconded the motion.

Motion carried. (Motion ID 201771)