

**Lexington Heights, Inc.**  
Board of Trustees Meeting  
Date October 5, 2013

**Call to Order**

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

**Trustees Present/Absent**

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

**Trustees Excused**

Darlene Surhigh

**Reading/Approval of 9/21/2013 Minutes** *(Gene Komaromi)*

Secretary Komaromi distributed the 9/21/2013 minutes electronically. Minor corrections were suggested.

A motion was made by Trish O'Kane to approve the minutes with suggestions.  
The motion was seconded by Mark Hayden  
Motion carried. *(Motion ID 201357)*

**Treasurer's Report** *(Mary Wade)*

- 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 with reference to specific checks.
- Trish O'Kane offered to consult with Mary Wade on a budget for next season.

Treasurer's Report accepted and filed for future reference.

**Guest Issues**

Tree Adoption Program

- Richard Gage gave a short presentation regarding the "Tree adoption Program". A project where plants have been nurtured by members for later use on community property.
- George thanked Richard Gage for his community improvement efforts.
- George asked Richard Gage specific questions regarding specific bluff planting.

#### Cousins Party Store Discussion.

- Sheila Paige presented a written request that suggested Lexington Heights make agreement to purchase the Cousins Party Store property.
  - Gene Komaromi responded to Sheila Page's suggestions noting that the purchase was not supported by the Lexington Heights Membership Survey of 2008 or by member comments at various membership meetings.
- A discussion followed.

- Mary Wade noted that she supported Sheila Paige's proposal.
- Mike Ryan asked questions regarding the possible potential use of the proposed purchase.
- Debbie Bonneau suggested that Lexington Heights conduct another Member Survey.

Debbie Bonneau made a motion to conduct a Member Survey that includes question regarding the Cousin's Property.

Kevin Ruane seconded the motion.

Motion carried. (Motion ID 201358)

- George Patrash asked Gene Komaromi to carry out the creation, with Board of Trustees input, and to assist with the distribution of the survey.

#### **President's Announcements**

- Ryan and Rebecca P were asked to chair the Sand Castle Building, they are interested.
- George Patrash thanked the Board of Trustees for all of their work summarizing tasks that were completed.
- Gene Komaromi thanked George Patrash for his leadership.

#### **Clubhouse Report**

##### Rug Replacement

- There were no estimates submitted for the rug cleaning or carpet replacement. Trish will get estimates by May of 2014.

##### Kitchen Door Repair

- The Kitchen door sustained some damage to the glass section and was repaired. Mark suggested replacing the door.

Debbie Bonneau made a motion to purchase a new kitchen screen door for a cost not to exceed a cost of \$200 including installation .

Gene Komaromi seconded the motion.

Motion carried. (Motion ID 201359)

##### Fire Extinguisher Recharging

Thumb Fire Extinguisher will come to the Clubhouse and certify the Fire Extinguishers.

Gene Komaromi made a motion to have Thumb Fire Extinguisher recertify the Fire Extinguishers for cost not to exceed \$50

Trish O'Kane seconded the motion.

Motion carried. (Motion 201360)

### **Bluff/Parkway Maintenance**

- One "No Parking" sign needs to be removed from the Woodside area.
- Debbie noted the Round Up was used at the end of Zenith. George Patrash volunteered to contact the owner regarding the issue.

### **Reports from Member Chairs.**

- Gene Komaromi has set up an Emergency Contact form on the Web Site.

### **Committee Reports**

#### **Unfinished Business:**

Juniper/Ivy Blow Out Report

Weiss has not responded to requests for an evaluation of the area..

True Green Bluff Work Approval

The motion that was tabled at the last meeting was approved.

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)

Clubhouse Lease Agreement Approval

Some minor changes to the rental agreement were suggested and to agreed to.

Sam's Spaghetti Dinner Final Report

Proceeds generated \$ 619.00.

Sewer Lagoon Clarification

- Information submitted by Michelle Hirschfield regarding the Mandated Sewer Project was shared with the Lexington Heights Board, the Concerned Subdivisions Organization and Worth Township.

Chili Fest Final Prep

- Trish indicated the preparations were underway for the Chili Fest.

## New Business

- Budget Allocation to Mandated Sewer Fund.

George Patrash made a motion to allocate \$5000 to the mandated sewer fund sewer fund.

Gene Komaromi seconded the motion.

Motion carried. (Motion ID 201361)

- Mary Wade indicated that she was disappointed that no new projects have been completed this season.

A motion was made to adjourn by Trish O'Kane

Motion seconded by Gene Komaromi

Motion carried (Motion ID 201362)