

## **Lexington Heights, Inc.**

### **Board of Trustees Meeting**

**July 9, 2022**

#### **I. Call to Order**

The meeting was called to order by President, Bob Alimpich, at 9:06.

#### **II. Trustees Present**

Bob Alimpich, Liz Alimpich, Gladys Stablein, Lynn Secord, Renee Jobbit, Kurt Riese, Dottie Schulte were present. Don McColman and Diana Larsson were absent/excused.

#### **III. Reading of the June 18, 2022 Minutes**

The Board silently read the Minutes. Liz motioned to accept the Minutes as written. Renee seconded. Motion passed. (202211)

#### **IV. Treasurer's Report**

There was not a Treasurer's report as Diana is in the hospital.

#### **V. Member Topics**

Several members were present to address issues.

- Debbie B. on Lakeview shared the new Worth Township ordinance regarding short-term rentals. Board members received a copy of the ordinance. It can be found on the Worth Township website. It will not go into effect until it is posted in the Jeffersonian. Worth Township is discussing hiring someone to enforce the ordinance. There was some discussion of if we are R1 or R2. Debbie indicated that we are under this ordinance. Debbie also thinks we should push Worth Township for a sheriff patrol on the weekends. (Please note this would have to be a contract negotiated with the Sheriff's dept.) She is disappointed that the sheriff was not called regarding the trimming on Tulip and Lakeview. Debbie thinks this should have been documented. The lilies should not have been weed whacked. They were planted there to define the edge. Lynn read the following:

#### **Regarding the trimming at Tulip (Lynn Secord's Statement)**

Reggie and Kristi Zalewski sent an email to the Board asking permission to trim in front of their home on Lakeview. Since I am their neighbor, I volunteered to supervise. Liz and I stopped by and talked with Kristi. Kristi cut only sumac while I was supervising. Carol Morrisette stopped by and was helping and watching. Kristi climbed the bluff from the bottom to get at the sumac. Reggie, Carol, and I cut the sumac and bundled it. I did not see any hard woods cut. The sumac was very tall. We cut up the stalks/trunks for yard waste. Reggie weed whacked along the edge of the bluff so that the edge was visible. They cleaned up everything. Kristi asked about painting something on the stumps and I said she'd have to ask the Board about that. When I left, they were cleaning up the bluff. I do not know about that one broken limb near the staircase. On a side note, a very good friend of mine is a landscaper and she thought Kristi did us a favor by trimming. July 9, 2022 Lynn Secord

- Kurt noted that there were some stumps/nubs (3 or 4 inches) sticking up near the top that should be trimmed down so no one gets hurt. He also feels that the debris should have been cleaned up better. He thinks we should send them a letter telling them to remove the stuff they cut and left down there. Bob said the issue is if we have a heavy rain and we don't have the leaves to break the rain, you could have some erosion. Gladys looked at it and took pictures of a cluster of hard woods that had been cut. Renee reminded everyone that when someone has permission to cut sumac, it is only for that time period. There was a discussion about coming up with a contract for all cutting so that everything is written down and there is no second guessing. Bob was under the impression that we were going to cut no lower than the top of the bluff and not the nape of the Earth. Maybe the Bluff Committee can come up with a contract. Bob also suggested that we get a deposit. There was a discussion about bringing the debris up off the bluff. Debbie B. said this is a yearly battle and that we have had the Bluff Committee for a long time. Gladys thinks something must be added to the bylaws so that it can be enforced.
- Lynn said that Ben and Gail received permission last year for trimming in front of their home on Lakeview. They have a contractor lined up to come on Wednesday. Bob and Liz said they will be here on Wednesday and will supervise the trimming. The trimming is on the side of the Satinwood ramp.
- Debbie on Lakeview also would like to see the Board hire Tom W. to do the bylaws.
- Ron from Grove reminded everyone that any and all foliage that is cut is not a good thing. He also wanted to speak to the tree in the creek. Bob A. has looked at it and feels that they can remove it. Gladys wanted to know if Great Lakes has been contacted about the tree. Ron reminded everyone that it is real dangerous working in the creek. Gladys wants to contact GL Shores and get some help from them.
- Dottie would like to see donation jars at all events. There was a discussion about when a donation jar is acceptable.
- Michelle at 7337 Maple supports the Short Term Rental ordinance. She mentioned about the enforcement of the ordinance and the township said to call the Sheriff. She wanted to know if there are any bios for the election. Lynn responded that Michele H. made an event on the private Facebook group for people to post bios. Lynn has received some bios from Michele. Since the Board is not hosting a Candidates Event, the bios cannot be posted on our website. Lynn suggested that the Board plan a Candidate Event for next year since the community seems to want such an event.
- Michelle from Maple also wanted to know that the proper research has been done on the dues increase so that the same problem doesn't occur as a few years ago. Bob replied that we are making that effort. Gladys said that it did pass and we did it correctly, but the law says that it has to be a majority of the total membership and not just the majority of the people who voted. Diana has done extensive work on updating the deeds.
- Cynthia at 7266 Maple wanted to know why that gentleman was allowed to disrupt the meeting and no one stopped him. Bob A. said that he takes full responsibility for that meeting and it won't happen at the next meeting. Kurt said that we must comply with the Open Meetings Act. Cynthia said she agrees with Debbie that the bluff is not personal property and feels none of this should be going on unless you have a degree in landscape architecture. They should be going to the Committee and be okayed by the

Committee. Bob commented that the majority of the Board is in agreement with preserving the bluff and we don't want to see anything happen with that.

## **VI. Committee Team Reports**

- **Clubhouse** - Julie wants to know where the clock is for the clubhouse. Bob has it. Lynn wants to ask Tom Kiepert if he has a clock that he would donate to the CH. She will ask him when she sees him. Heidi Riese/Brosnan has volunteered to powerwash the clubhouse. Kurt inquired about the shut offs. John McCarol has also volunteered to help powerwash. Please let Julie know when that will take place. Renee said that the bathrooms need new toilets and flooring.
- **Beach/Jetties/Boat Ramp** – Dottie reported that the beaches looked very good after the holiday weekend. There was very little litter and most fireworks debris had been picked up.
- **Bylaws/Enforcement** – Alan Polack has not been available to work on the bylaws. Gladys, Liz, and Tom Doetsch will be working on the bylaw revisions. Tom Doetsch is a retired judge and he's free.
- **Bluff/Parkway** – Dottie will go talk to Jenn at Worth Township regarding the cap on the Nymph drain on the bluff. There was a discussion about if the drain is a county drain. Dottie will follow up. Bob thinks we need to walk around and check all the drains. Kim Coburn volunteered to walk around and check all drains.

## **VII. New/Ongoing Business –**

- **County easement** – We have not received a letter from the county regarding the easement at Zenith for the stairs. Kurt will contact the county again. This project will probably take place next season. The steps get built in the winter.
- **Clubhouse Manager** - Renee Keyes on Worth is interested in the position for next year. Bob and Julie will meet with her to go over all the responsibilities of the job. Julie has a list of the job duties.
- **Annual Election** - Voting taking place today (July 9) from 11:00 – 1:00. It's early voting/absentee. Voting is on July 23 from 11:00 AM – 3:00 PM at the clubhouse.
- **Toilets** - Gladys made a Motion to purchase three quality new 17 inch, elongated toilets.
- Renee seconded. Discussion. Dottie will look into the cost. Board will install. Lynn mentioned that Bob Hughes has offered to remodel the bathrooms. Bathrooms need to be up to code. Lynn questioned about installing new toilets and then having to pull out the toilets out to remodel the bathrooms. Bob A. says it's no big deal to pull the toilets out again for remodel. Renee thinks the toilets are terrible. Motion passed. (6 yeahs, 1 nay) (202212) If Bob Hughes wants to remodel the bathrooms, he should lay it out for us.
- **Spaghetti Dinner** - Karen Callus talked with Renee about changing the date for the Spaghetti dinner. (September 24) The Board looked at the calendar and it doesn't appear to be any open dates. (due to rentals) There was a discussion about who is on the Spaghetti dinner Committee. Looks like Julie and Karen are on the Committee. This is tabled until July 23 and talk with Karen.

- **Grove Guardrail** – Kurt would like to make a Motion to have the county remove three sections of railing at the top of lower Grove to reestablish the footpath along there. It will also reassert of usage of the parkway there. It's on upper Grove as you come up on the right hand side. (south side) Restate the Motion: Petition the county to remove three sections of railing from the road right of way at the top. No second. Discussion: Gladys wants to look at it. Lynn, too. Dottie wants to table the Motion. We'll go look at it.
- **T-Shirt Sales** - Lynn is working with Lakeshore Graphics on a fundraiser selling t-shirts (short and long sleeve) and hooded zippered sweatshirts for the Zenith stairs. It will be on the website. People can also go up to Lakeshore Graphics and order. It has our logo on the back and says Lexington Heights on the front in small print. All shirts are blue. I will do all advertising for the sale. Hopefully, shirts will be ready for delivery by the Corn Roast on August 27. Lynn will see if they will also do flags.

### **VIII. Executive Session**

Liz made the Motion: I move that the Board meet in Executive session under section 8(e) of the Open Meetings Act to consult with our attorney regarding the settlement of the Adkins lawsuit. (202213) Lynn seconded. All in favor. These Minutes will be published when the lawsuit is settled.

### **IX. Meeting Resumed**

Liz motioned to reconvene our meeting. Gladys seconded. (202215)

### **X. Adjournment**

Liz motioned to adjourn. Lynn seconded. (202216) All in favor. Meeting adjourned. 11:06

**July 23 Board Mtg. @ 9:00 AM Board Elections 11:00 – 3:00 Euchre 7:00 PM**

**August 6 Board Mtg. @ 9:00 AM**

**August 20 @ 10:00 AM General Meeting Euchre Night 7:00 PM**

**August 27 Corn Roast @ 1 – 4:00 PM**

**September 2 @ 6:00 PM Mystery Night**

**September 10 @ 9:00 AM Board Meeting**

**September 24 @ 9:00 AM Board Mtg. Spaghetti Dinner 6:00 PM**

**October 1 Chili Fest 6:00 PM**

