

Lexington Heights, Inc.

Board of Trustees Meeting

June 18, 2022

I. Call to Order

The meeting was called to order by Vice-President, Gladys Stablein, at 9:01.

II. Trustees Present

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

III. Reading of June 4, 2022 Minutes

The Board silently read the minutes. Gladys wanted to add Julie, Lynn, and Gladys to page 4 for the parade and dinner. Gladys motioned to accept the minutes with the correction. Dottie seconded. All approved. Motion passed. (20227)

IV. Treasurer's Report

Treasurer, Diana Larsson, gave an oral and written report of our current financial status. The report was accepted as presented. Diana gave a statement on what she has so far on the Adkin's lawsuit. The only cost so far is cost of the survey which is split between Adkins and the Association and some mailings. Dottie asked if we could get an estimate of attorney fees. Diana responded maybe next week.

V. Member Topics

Several members were present to present issues.

- Don read Tom's letter. Please see Tom Wilson's letter dated June 4 on the Google link on our website.
- Gladys read her comments.
- A member from 7118 Lakeview wanted to know the cost of attorney fees so far. Diana responded that we should know next week. The member wanted to know if we are recording our meetings. Gladys responded that it is not in effect until next year. The same member requested agendas before the meetings. The same member wants Financials to be provided at each meeting. Gladys responded that Financial reports are provided at the Annual and General meetings. The same member wanted to know who on the Board was running again or not. Gladys answered that there are 5 seats open.
- Mike Ryan on Lakeview says that we should know what our insurance will cover.
- 7321 Rosewood has concerns about past dues and the collection process. Diana responded that before going to court they try a payment plan. The member wanted information about a certain member and Diana responded that she couldn't provide that information.

- 7338 Satinwood wanted to know why Adkins doesn't put the wall on his own property.
- 7086 Lakeview is looking for old pictures of the community. Gladys will talk with Lynn about posting this request on the website.
- 7406 Grove wanted to know if the Board would be talking about the fallen tree and possible water jam. Gladys responded that it was on the agenda.
- Kurt asked if Mr. Adkins could answer 7338 Satinwood's question. Mr. Adkins' answered that it would not work just on his property.

VI. Committee Team Reports

- **Clubhouse** – Renee said the grounds had been cleaned up nicely. She needs volunteers to finish weeding and powerwash the clubhouse. Renee states that we need new higher toilets and air conditioning. Gladys says the clubhouse needs a lot of work. Julie had a professional pest control spray for ants at the clubhouse and she paid for it. Julie also got new skirts for the tables and our new flags are up. Gladys asked if anyone has approached her about her job. Julie said no one has yet.
- **Beach/Jetties/Boat Ramp** – Don stated nothing new.
- **Bylaws/Enforcement** – Gladys is working on this.
- **Bluff/Parkway** – Gladys asked about the easement. Kurt spoke with the county regarding where steps will be going and it shouldn't be an issue. A letter was requested from the county. Kurt wants a part of the guard rail on Grove removed to make a pathway to the beach. County will have to do this. Gladys remarked that our roads are looking good.

VII. Unfinished Business

VIII. New/Ongoing Business – Renee spoke of the election on July 23 from 11 AM to 3 PM. The children's parade is on July 3 at 12:00 (noon). Diana is planning to mail the dues increase letter after August 20. Gladys and Kurt looked at a fallen tree in the creek. Bob will have to look at it. Gladys gave kudos to Kurt and Bob for organizing the Nymph tree cutting. Kurt is aggravated with the Lexington Heights Homeowners Association Facebook group. He wants Lexington Heights dropped from the name. Gladys said we'd look into what's legal. Kurt motioned to have Lexington Heights removed from the Facebook group. Diana seconded. Motion did not pass. Dottie asked if motion could be brought up again once looked into. Gladys said yes.

IX. Trustee Comments and Concerns – Gladys read a statement she had written concerning the Adkins' lawsuit. Her comments are attached.

X. **Adjournment** – Gladys motioned to adjourn. Diana seconded. Motion passed. (20228)

Upcoming Community Events

July 3 Children's Parade 12:00

July 9 Board Mtg. @ 9:00 AM Absentee Voting 11 – 1:00 PM

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

Written by Gladys Stablein:

The Board holds no ill will toward the Adkins.

This Board wants the matter with the Adkins to be settled; and it **will be** in due time. When a lawsuit is filed, you are at the mercy of the Courts for dates and hearings.

There have not been any nefarious actions on the part of the Board.

The Board has been responding to the lawsuit in a ***legal*** and ***calm*** manner working through the attorneys. There is no urgency.

I cannot understand the anger from a handful of residents who appear to want to keep things stirred up with bombastic claims that have no basis whatsoever, i.e., the house is about to fall into the creek, the Board gave Adkins permission to install a wall at the creek's edge, they've actually seen the letter giving such permission. NO truth whatsoever.

Then there are those who say that because their cottage isn't anywhere near the creek, they have no opinion on what happens at the creek.

However, the Board has the fiduciary responsibility to look out for **all** properties under the control of Lex Hi.

Why doesn't the Board just give/sell him the property he needs? ***He doesn't need any additional property to simply build a retainer wall.***

Please - don't let half-truths and rumors cause discord within our community.

Keep in mind:

The Board did NOT file the lawsuit.

The property in question is not in imminent danger of falling into the creek.

The only permission the Board granted was for Parker to cross Lex Hi property to access the Adkins' property.

Adkins' were **never** denied the right to build a wall on their **own** property at **any** time.