

## **Lexington Heights Inc.**

### **Board of Trustees Meeting**

**June 4, 2022**

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

The meeting was called to order at 9:05 by association president, Bob Alimpich.

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

Robert Alimpich, Liz Alimpich, Renee Jobbit, Diana Larsson, Don McColman, and Lynn Secord were all present. Dottie Schulte was excused/absent.

Acceptance of Terry Gaw's resignation. Terry Gaw sent Bob Alimpich a text message during the May 14, 2022 meeting. Bob Alimpich did not read the text until after the meeting was adjourned. Sandy Warner was offered the Trustee seat vacated by Terry Gaw. She respectfully declined.

A vote was taken to have Kurt Riese fill the vacancy. Bob Alimpich respectfully abstained from the vote. A vote was taken and there were 6 yeas and 1 nay. Kurt Riese was sworn in as a new Trustee.

Bob Alimpich read a response from Tom Wilson regarding holding a Special Meeting regarding Ron Adkins' lawsuit. Please see our Google Link on our website to read the entire document. LexHi.org

#### **III. Reading of the May 14, 2022 Minutes**

The Board silently read the minutes. Diana motioned to accept the minutes as written. Liz seconded. (20223)

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

Treasurer, Diana Larsson, gave an oral and written report of our current financial status. She presented a Balance Sheet and Profit and Loss Overview. The reports were accepted as presented. Gladys wanted to know if we knew how much was donated above the \$125 dues. Diana will check into that figure. Bob Alimpich read a letter from our accountant stating that the books are in good order. The letter is posted on our website under Minutes.

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

Many members were in attendance to present issues.

- A member from 7086 Lakeview shared a sign with us that Great Lakes has posted on their easement (near Mill Creek toward Forest). She would like to pay for 5 yards of dirt to spread along the bluff near Maple and Nymph. She would also like to plant hostas around the trees in that area.

## **VI. Committee Team Reports**

- **Clubhouse** – Julie, clubhouse manager, talked with a woman from Huronia Heights who was interested in our Clubhouse manager position. Unfortunately, she is not a resident of Lexington Heights and since we do not rent to non-members, we can't have a non-member manage the clubhouse. Renee Keyes is interested in the manager position for next season. She owns property on Worth. The walkway near the flagpole gets very slippery during storms. Julie will talk with a neighbor on Satinwood who does cement work to see what can be done. Perhaps, the side door should be used during rainstorms. Orange cones are outside to be placed in that area during rain. One AC unit needs to be replaced/repared. Julie Hayden may have an AC unit to donate to the clubhouse. The bathrooms really need renovating. Mark Hayden replaced the faucet in the women's bathroom. He donated his labor and the faucet. Thanks to Heidi Brosnan, Kurt Riese and family for cleaning up the playground and hauling the debris away. Kurt Riese would like volunteers to powerwash the clubhouse. Gery Victor would like to spray the weeds on the playground. Thanks to Jan Hall for weeding the beds on the east side of the clubhouse.
- **Beach/Jetties/Boat Ramp** – Don is trying to contact someone with a portable welder to repair the crack at Nymph. He has not received any return calls. Bob will contact the Sanilac County Road Commission to find out where the easement is on Zenith for the placement of the Zenith steps. There was a discussion about the existing Zenith steps and how long they will last. Don feels that they will be good for another year. Sanilac Steel was contacted for an estimate. Matthews was also contacted. Neither wanted to make an estimate. There was a discussion about Parker construction and how they have done a good job on our staircases. Parker knows what is needed. The boat ramp was successfully repaired by a group of volunteers. Tim Covert (Emerson) spearheaded the repair. Dottie Schulte cut bolts. Nine boards were replaced with a significant savings to our association. Ted Parker put the ramp into the water. We have not received a bill from Parker for the installation of the ramp. Kurt would like to place an ad in the local paper (Jeffersonian) for bids on the Zenith steps.
- **Bylaws/Enforcement** – Allan P. on Worth has volunteered to help Gladys with the revision of our bylaws. The by-laws need to be aligned with Act 137. (Summer Resort Owners Act) Gladys has compiled a notebook to help with the different events sponsored by Lexington Heights.
- **Bluff/Parkway** – Last fall, Debbie B., Kim C., and Dottie walked the bluff. The bluff needs berming and some trees need to be thinned out. Debbie would like to purchase 5 yards of dirt at no cost to LH and spread the dirt between Nymph and Maple on the bluff to fill some low spots. If you'd like to be on the Bluff Committee, please see Debbie B.

**VII. Unfinished Business** – Diana wanted to know about a date to do a mailing for a dues increase. She has worked very hard on updating the data base so we know who is on the deeds. A letter was shared with the Board regarding the dues increase. This was already approved at the General Meeting on September 11, 2021. (202130) It was suggested that we do a mailing after the General Meeting on August 20. There was a discussion

about how much time was needed for people to return their ballots. It was decided that two weeks seems sufficient. Bob would like to see a five year budget that will be included with the dues increase letter. Diana is working on a five year budget.

**VIII. New/Ongoing Business** – Renee agreed to be the chairperson for the election. Lynn reminded everyone that nominations will be accepted at the Annual Meeting on June 25. If someone is interested and can't be at the meeting, a letter needs to be submitted to the Board stating their interest. Lynn will also serve on the Election Committee. Julie will help with the Spaghetti dinner in the fall. Gladly will help set up and Liz will also help. Julie and Lynn will help Renee with the Children's parade.

**Executive Session** - The Board went into Executive session to talk with our attorney, Tom Wilson, regarding the on-going lawsuit. These minutes will be available after the lawsuit is resolved.

The meeting was resumed at 11:15 am.

**New/Ongoing Business** – A motion was made to allow Debbie B. to purchase 5 yards of dirt at her expense to fill in the bluff between Maple and Nymph and to plant hostas around the trees. Liz made the motion and Lynn seconded. (20224) Kurt Riese thinks the dead willow tree at Nymph should be cut down. **Bob and volunteers will cut the tree down on Sunday, June 12 at 11:00 am. Please meet at Nymph to help.** Fire extinguishers need to be maintained. Julie will call for an appointment.

**IX. Trustee Comments/Concerns** - Gladly read a statement concerning the lawsuit. Please see attachment.

**X. Adjournment** – Gladly motioned to adjourn. Diana seconded. Motion passed. (20226)

### **Upcoming Community Events**

**June 18 Board Mtg. @ 9:00 AM Euchre Night 7:00**

**June 25 @ 10:00 AM Annual Meeting**

**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**

**Trustee's Comments/Concerns - 6.4.22 - Glady Stablein**

I am perplexed by the reaction of some of our members in the community over the Adkin's lawsuit. As a Board, we have been upfront about the lawsuit and have posted information on the website as it was available.

Some of the comments are spoken as though the Board has somehow violated the Adkins and purposefully allowing their house to fall in the creek.

The Board did not create the circumstances that we find ourselves in.

***The Adkins filed suit against the Board***

The Board was obligated to respond on behalf of our Community and we did - with an attorney

It takes time for attorneys to respond as they work around the Court's scheduling. Lawsuits don't get settled overnight - it generally takes months - even years.

Last October 23rd, a Special Meeting was called for the purpose of discussing the Adkins' Claim - 2 or 3 of us had some suggestions on how this might be remedied.

As we sat down to open the meeting - we were served individually by Adkins' attorney - **sued**

That certainly had a chilling effect on our efforts to attempt offering any sort of remedy - it was now in litigation.

Mr. Adkins telling people that he had permission from the Board to start the work he attempted to have done - didn't happen - he didn't have permission for anything from the Board - Mr. Parker was the only person to have permission from the Board and it was to cross Lex Hi property to access the Adkins' property.

What he **didn't say**: - the wall that he said that he was going to repair or replace was not even on his property - he **didn't** say that he knowingly built his deck beyond his own property - he **didn't** say that he placed a shed on Lex Hi property - he **didn't** say a set of stairs/landing was on Lex Hi property

We would not find ourselves at odds with each other if Mr. Adkins would have placed a retainer wall on his **own** property - end of it!

There is no property dispute - the survey which we paid one half for clearly delineates the boundaries.

So he says he has maintained the property - so therefore he should lay claim to it? What kind of maintenance? The aesthetics of extending his own yard east/west was for his benefit, as it can not be seen from the road.

By his own admittance, he cut down trees on Lex Hi property - which can contribute to erosion.

I really would appreciate the Community letting the Board and the Adkins, with their attorneys, work out a settlement without creating a lot of hard feelings in our Community.

