

Lexington Heights Inc.

Board of Trustees Meeting

May 14, 2022

I. Call to Order

The meeting was called to order at 9:03 by association president, Bob Alimpich.

II. Trustees Present

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

III. Reading of the September 25, 2021 Minutes

The Board silently read the minutes. Diana motioned to accept the minutes as written. Renee seconded. (20221)

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.

V. Member Topics

Many members were in attendance to present issues.

- A member from 7126 Lakeview expressed concern for Mr. Adkin's property. He urged the Board to resolve this issue.
- A member from 7328 Nymph thinks we should be looking at improving our playground.
- A member from 7118 Lakeview is concerned about Mr. Adkin's property falling into the creek.
- A member from 6938 Lakeview feels that these people (Adkins) didn't do anything wrong.
- A member from 7266 Maple wants us to resolve the Adkins' issue peacefully.
- A member from 7092 Emerson wants us to allow Adkins to put the seawall in to protect his property.
- A member from 7118 Lakeview wanted to know when the Special Meeting will be scheduled. Mr. Alimpich said that the Special Meeting will be scheduled in June when more residents have opened their houses. That will allow more residents to participate since this is a summer resort community.

- A member from 7356 Rosewood stated that if Mr. Adkins is harming the property then take steps to stop him. If Mr. Adkins is improving the property, leave him alone.
- A member 7182 Lakeview wants us to set a date for the Special Meeting.
- A member from 7660 Lakeview wanted to know if the Board was aware of HB 4705 regarding audio recording of public meetings.

VI. Committee Team Reports

- **Clubhouse** – Julie, clubhouse manager, would like to resign. She is willing to stay and train someone. Carpet needs to be cleaned and bathrooms need updating. One AC unit needs to be repaired or replaced and hot water faucet needs to be fixed in ladies restroom. She powerwashed windows at the clubhouse when she opened the building. The first rental is May 21. The beds on the east side of the clubhouse need to be weeded. There was a loud popping noise when the heater in the back of the clubhouse was turned on. It could be from air building up in the pipes. Volunteers are needed to clean up playground at 1:00 (May 14).
- **Beach/Jetties/Boat Ramp** – There is a hole in the Zenith jetty and a crack on the jetty on Nymph. Parker or someone with a portable welder needs to be contacted to fix it. The drainage tubing on the Laurel beach has a leak. Dottie said she could look at it and Lynn volunteered to help. There is also a drain on the bluff at Nymph that needs to be raised. Dottie will call the county drain commissioner to get it fixed. Wood was purchased to repair boat ramp. A group of volunteers will be fixing the ramp this afternoon. (May 14) Volunteers welcome to help.
- **Bylaws/Enforcement** – Allan P. on Worth has volunteered to help Gladys with the revision of our bylaws. Gladys tried numerous times to contact committee member, Terry Gaw, to help. He wasn't available. Gladys will continue to work on these revisions.

VII. Unfinished Business – We need to find the property line for the placement of the stairs. We had contacted Sanilac Steel for another quote. After Sanilac Steel visited the site, they turned the job down and didn't even provide a quote. Parker quoted \$22,000 - \$25,000 for the job last year. Terry Gaw was supposed to follow up on the placement of the steps with Mr. Hill. (Minutes September 25) Since Terry was not at the meeting, we do not know if he followed up with Mr. Hill.

VIII. New/Ongoing Business – The clubhouse manager position will be posted on the website.

IX. Adjournment – Liz motioned to adjourn. Don seconded. Motion passed. (20222)

Upcoming Community Events

Board Meetings

June 4 @ 9:00 AM

June 18 @ 9:00 AM

June 25 @ 10:00 AM Annual Meeting

July 9 @ 9:00 AM

July 23 @ 9:00 AM

August 6 @ 9:00 AM

August 20 @ 10:00 AM General Meeting

September 10 @ 9:00 AM

September 24 @ 9:00 AM