

## **Lexington Heights Inc.**

### **Board of Trustees Meeting**

**September 10, 2022**

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

The meeting was called to order by Bob Alimpich, President, at 9:00.

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

Bob Alimpich, Liz Alimpich, Renee Jobbit, Diana Larsson, Don McColman, John Medovarsky, Lynn Secord, Dottie Schulte, Gladys Stablein All Board Members were present. Dottie left early.

#### **III. Reading of August 6, 2022 Minutes**

Board members silently read the Minutes. Gladys motioned to accept the Minutes as read. Liz seconded. (202238)

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

Diana gave an oral and written report of our current financial status. She reported that the accounts receivable totals \$10,538.20. Member donations came to \$1,675. Member dues came to \$63,091.99. She also answered questions that Sandy Warner had regarding the Profit and Loss from the August 20, 2022 meeting. Please see attachment for those questions and answers. The Treasurer's report was accepted as presented.

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

Sean Madigan questioned the dues increase. He owns property in Lexington Heights on 7183 Burns Line, Yale, and Charlotte. We provided him with the financial documents he requested. He wanted to know about the cost of grass mowing. He has not used the beaches, boat ramp, clubhouse etc. He is questioning the cost improvements on the clubhouse. He lives on Babcock and not in Lexington Heights.

Darlene Surhigh on Lakeview discussed the maintenance of the bluff. The bluff is owned by the association. She feels that it is the Board's responsibility to maintain the bluff. The motion made at the September 11, 2021 General meeting by Kurt Riese was discussed. (202129) This motion was "No more cutting by the Lexington Heights Board on the bluff until the Zenith stairs are repaired." This was voted and approved by the membership. Darlene requested help trimming in front of their home on Lakeview. Bob responded that the people that are cutting the bluff are paying for it themselves. Kurt said he made that motion so that money could be used towards the Zenith stairs.

Karole on Worth said that the clubhouse does look nice. She feels that the bluff should be a higher priority than the clubhouse. She would like to have been given some options about the future projects. Bob responded that those are ideas for future projects.

Nicole on Emerson did not receive a ballot. Diana asked her to email [Lexingtonheightsinc@gmail.com](mailto:Lexingtonheightsinc@gmail.com).

Ron Adkins on Grove expressed his concern about further erosion on his property. Bob, Liz, and Debbie B. will go to Ron's house on Sunday, September 11, 2022 to discuss his concerns. Ron will need a letter for his contractor.

Jan Hall on Oak wanted to know about the date for the dues ballots to be returned. Please send your dues ballots in. We are extending the deadline.

Debbie B. on Lakeview discussed the bluff and how important it is to maintain growth along the edge to prevent run off from causing erosion. She said that the trimming of the bluff is very expensive and that's why that motion was made. If the dues increase goes through, then maybe there will be some money to use for eradicating the grapevines, and berming on the bluff. Dottie and Debbie are planning to give out information to all Lakeview residents regarding bluff preservation.

Kurt on Grove expressed his concern over the jetties that were cut down some years ago. The damage on Ivy can be seen under the Ivy staircase. The erosion under the Ivy steps has been caused because the jetty was cut down. Bob will be calling Ted Parker to look at the Ivy jetty.

Mike on Lakeview noted grapevines growing on the bluff near Woodside and Ivy that need to be cut back. Who's responsibility is it? He also asked about clubhouse rental availability. Julie replied that there are five rentals coming up. The spaghetti dinner date could not be switched because of rentals.

Jeri Remy on Worth questioned if the Board should increase the clubhouse rental fee. Diana replied that the clubhouse rental is a benefit for community members and the Board is considering an increase. Bob discussed going under the clubhouse, which hasn't been done in years, to look at the foundation and floor joists. Dottie emphasized that the dues increase is for everything – clubhouse maintenance, bluff trimming, the playground, garbage pick-up, Zenith steps etc.

## **VI. Committee Reports**

- **Clubhouse** - There are 5 more rentals coming up. Julie reported that the ceiling in the men's bathroom needs to be repaired. The bathrooms need to be updated to be ADA compliant (wheelchair accessible). Mark has a ramp that he brings over. The floor coming out of the kitchen is sagging. The AC units are not just a window unit. They are 220. Renee discussed how important it is to keep up the clubhouse and updating the electrical. When Gery V. was doing a repair behind an AC unit, he noted the electrical is dated in the walls. Renee also noted that the Board should be keeping \$30,000 for an emergency fund. The idea was to have that in case there was a blow out on the bluff.
- **Bluff/Parkway** – The committee has been looking at some trees on the bluff. Liz mentioned that we really need the dues increase for the berming on the bluff particularly in the slumping areas. The Bluff committee wants to post information on the website regarding plants on the bluff. Sumac is an important plant on the bluff. Dottie and Gladys took care of some growth on the Maple stairs and on the Juniper stairs.
- **Beaches/Jetties/Boat Ramp** – Don thanked Liz and a couple on Vine for picking up trash on the beach. Gladys talked about going on a boat and getting to see our beautiful beaches from the water. We have these nice beaches because of a plan. It's not just luck. Tom Wilson showed how where the jetties were cut how the sand does not build up. Gladys and Lynn both looked at the Ivy staircase and the erosion underneath it.

- **By-Laws/Enforcement** - Liz, Tom D. and Gladys have been working on by-law updates. The by-law revisions will be reviewed by the Board and then brought to the General membership for approval.

## **VII. Unfinished Business/New Business**

- **Dues Increase** – Diana said they printed 800 ballots. Only 700 were needed. There are 700 deed holders. There are 100 extra ballots. One hundred envelopes were mailed without ballots. 38 ballots were sent out to people that had received an empty envelope. (Waiting on responses from 62 empty envelopes.) 383 ballots have been mailed back. They are all in the voting box. Counting will be on Sunday, September 25 at 11:00. **Keep mailing your ballots in.** There was a question about if it's open. Yes, people can watch the counting of the ballots. Diana will be contacting community members to count.
- **Ivy Jettie** – Bob called Ted Parker and they will be looking at all the jetties that have been cut down.
- **Lawsuit Update** - The lawsuit has been settled. We are just waiting on some paperwork to come back from Ron's attorney. Once Tom and Bob have reviewed it, Bob will sign it. Once Lynn has a copy, she will post it on the website.
- **Unauthorized Bluff Cutting** – The Board is planning on setting up a fine for unauthorized cutting on the bluff. It will be billed separately. There was some discussion of unauthorized cutting. **If interested in cutting the bluff, please email the Board and ask for permission. The Board will get back to you and have a Board member present during the trimming. All debris is to be picked up and disposed of properly.**
- **Signs** – The Board would like to post some signs showing where Lexington Heights property is located. The signs would say Lexington Heights Parkway. Kurt suggested that we'd need 15 signs. The signs cost \$15 each from Lakeshore Graphics. Lynn suggested that the signs should have our logo on them. There was a discussion of what kind of posts to use. (metal vs. wooden) The posts will be metal. Liz made a Motion "To proceed with the Lexington Heights Parkway signs with metal posts." Dottie seconded. Motion passed. (202239)
- **Golf Cart ID Stickers** – There was a discussion about providing golf cart stickers to identify golf carts. Stickers would be 3 inches X 4 inches with Lex Heights with a number on it. The stickers cost \$8.00 and owners would have to purchase the stickers. Dottie wanted to know if this would be required. Bob said it would be needed to be added to the by-laws. There was a discussion of that golf carts would need a sticker to park on the parkway. This would help to identify who is parking on the bluff. The stickers would be reflective. Liz made a Motion "To require reflective stickers to be purchased from Lexington Heights for all golf carts and off road vehicles." Seconded by Dottie. John, Renee, and Gladys voted against the Motion. Bob, Liz, Lynn, Diana, Don, and Dottie voted for the Motion. Motion passed. (202240) Liz will work on a design for the sticker.
- **Replacement of Garage Service Door (west side)** – Renee made a Motion to replace the service door on the west side of the garage. Diana seconded. Motion passed. (202241) It will cost the price of the door because volunteers will replace it.

- **Ceiling Repair in Men's Bathroom** – Bob will look at the ceiling. He wants to look at it when it rains.
- **Fireworks** - Gladly thinks we need to look at the language in the by-laws regarding fireworks and our liability. There was a discussion about fireworks. John shared that he used to have a big fireworks show at Laurel. John came to a Board meeting when George was President and John was told that Lexington Heights can not give approval of fireworks because of liability. Liz read from the by-laws regarding fireworks. Fireworks are not Board sanctioned.
- **Sidewalk near flagpole** – Bob is going to work on cutting the sod back 4 or 5 feet to help with the drainage near the flagpole. He would like a volunteer to help him.
- **Adkins' Request** – Some Board members will be going to Ron's house to look at where he wants to add some dirt, plantings, and a dead tree. A meeting was set for Sunday, September 11, 2022 at 11:00.
- **Proposed By-Law Changes** - The proposed changes were read and discussed. The Board will provide copies of all proposed changes to be gone over at a General Meeting and to be voted on by the membership. The changes are still being worked on by the committee. (Gladly, Liz, and Tom Doetsch)
- **Golf Cart Parking on the Bluff** - There was a discussion regarding parking of golf carts in designated areas on the bluff. Liz expressed concern over the fragile areas. The Board encourages parking of golf carts near the posts away from the bluff edge. The concern is causing damage to the bluff due to the weight of the carts. Renee asked about posts that need to be replaced on the bluff.
- **Boat Ramp Lock** – The lock to the boat ramp is broken. It needs a new cable or chain. Bob will ask Mark to look at it.

#### **VIII. Trustee Comments**

Gladly expressed her concern over the decorum of some members at the General meeting. She feels that our Board should not be subject to rudeness and name calling and should be treated with civility.

#### **All Board members were given a copy of the Open Meetings Act.**

Lynn has not received a check from Lakeshore Graphics for the Zenith stairs fundraiser yet. There are still some outstanding orders. She is hoping to have all orders by the Spaghetti dinner on September 24. She will make sure every order is delivered.

Bob, Diana, and some other Board members will be attending a Consortium meeting with our neighboring associations on Saturday, September 24, at 12:30.

Copies of the Open Meetings Act were distributed to all Board members.

#### **IX. Adjournment**

Diana motioned to adjourn at 11:50. Renee seconded. Motion passed. (202241)

#### **Community Events**

**Saturday, September 24 Board Meeting 9:00 AM**

**Saturday, September 24 Spaghetti Dinner 6:00 PM**

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

**Sandy Warner Questions with Answers:**

Q1: Clubhouse Income. Can you provide the details for the \$345.00? Seem odd since the clubhouse rental is \$100.00 per rental and would align with approximate 3 or 4 rentals for the whole summer.

A1: Clubhouse Rental is  $\$115 \times 3 = \$345$  as of Aug 19  $\$115 \times 4 = \$460$  as of Sept. 7<sup>th</sup>

Q2: Member Income Other. Please confirm this is the value of the collected dues and voluntary contributions. Can you also provide the total value of the voluntary contributions and the number of property dues and lot dues?

A1: Member Income Other is transaction that do not fall in the category of dues or donations. I am in the process of cleaning up this account due to the fact it has donations posted to it.

Q3: Bluff - Lawn & Tree Service - Please confirm this is the service to cut the grass on the bluff. Can you provide the number of cuts and cost of each?

A1: All bills are for clubhouse and for bluff(parkway) trim and cut. I split Clubhouse Expense 25% and Parkway 75%. \$325.00 a cut and 8 cuts so far this season.

Q4: Business Expense Atkins -Lawsuit Attorney Fees - Tom Wilson - At the August 20,2022 General Meeting it was stated that part of the settlement was that the Adkins would pay all of the LHI legal fees. Please provide details of these fees (i.e. hours x rate and services delivered)

A1: Wilson has not submitted a bill, nor have we received the check from Atkins Attorney. We have given Wilson a retainer of \$5,000, which will be reimbursed to Lexington Heights.

Q5: Business Expenses - Business Expense Tom Wilson - Please provide details of these expenses (reference Q4)

A1: We have given Wilson a retainer of \$5,000. He had work over a year with any payments. This will be reimbursed to Lexington Heights.

Q6: Clubhouse Expenses - Clubhouse Cut / Trim and Bluff - What is the difference between expenses in Q3 and what is the number and cost of each cut?

A1: All bills are for clubhouse and for bluff(parkway) trim and cut. I split Clubhouse Expense 25% and Parkway 75%. \$325.00 a cut and 8 cuts so far this season.

Q7: Clubhouse Expenses - Utilities - Please confirm the number of months of expenses are 3 (May, June, July,) and that clubhouse utilities are almost zero for Jan, Feb, Mar, April when the clubhouse is closed. Seems quite low per month

A1: May, June, July, August, September and possibly October/November if there are rentals in those months. Jan, Feb, Mar & Apr have fixed monthly costs.

Q8: Trash Removal - please provide the contracted fix costs per month. Understand there are additional costs based on fuel costs. Confirm the average monthly costs (total/6 months) is \$3,120

A1: \$2,333.35 per month not including fuel cost for 12 months.