

Lexington Heights Inc.

Board of Trustees Meeting

July 24, 2021

I. Call to Order

The meeting was called to order at 9:00 AM by Association President. (Gladys)

II. Trustees Present

(Members Present), Diana Larsson, Liz Alimpich, Renee Jobbitt, Don McColman, Lynn Secord, Gladys Stablein.

Mary Wade (Absent), Gery Victor & Steve Minnick (Absent/Excused)

III. Reading/Approval of 7/10/21 Minutes –

The Board members silently read the minutes.

Diana motioned to approve the minutes as written – seconded by Don -- All approved – Motion passed **(202115)**

IV. Member Topics – Several community members were in attendance to present issues.

- A member from Zenith Street expressed her concerns about the Zenith steps, inquiring about the potential for a steel staircase – instead of the present wooded ones.
 - Don responded that Gery and him had looked at replacing some of the railroad ties, but they can't be used because of creosote.
 - Don and Gery are looking at using timbers instead of railroad ties.
 - The member from Zenith feels very strongly that the Board should be doing more to get steel stairs installed at Zenith. Gladys responded that after inquiring with Ted Parker, it was determined the amount of concrete in that area, would make it very difficult to put the same kind of steps there.
 - Gladys also mentioned that the board does not have the funding for this project, however, we will look into replacing the Zenith steps
- This same member questioned why the Children's parade was named in Alyce Warren's honor - expressing disagreement with the decision.
 - Gladys explained that this was had brought forward at the Annual Meeting, and it was voted on, and approved at that time. (This member had not attended the Annual meeting).

- She also stated her concerns about the number of benches along Lakeview and who is maintaining the benches.
- She also had issues with the memorial plaque on the Zenith bench.
- A resident on Lakeview asked if she could initiate a fund-raising project for the Zenith steps.
 - Gladys invited her to bring a proposal to the Board for approval.

V. Reading of Treasurer's Report/Financials – Treasure Diana Larsson

Treasurer, Diana Larsson, gave an oral and written report of our current financial status.

The reports were accepted as presented.

VI. Committee Team Reports – Progress continues.

- **Bluff/Parkway Team** – Gladys reported:

Missing Posts –

- Gladys reported two posts are knocked down. She will get back to Gery with the location.

- **Beach/Jetties/Boat Ramp** – Lynn Secord reported:

- Nothing new to report at this time.

- **Clubhouse/Grounds & Property** – Gladys reported:

Grounds –

- The sewer project is complete.
- Grass seed will be planted in fall.

- **By-Law Enforcement Team** – Gladys reported:

- No new activity.

VII. Unfinished Business –

- **Board Trustee Election** – Gladys reported:

- The Election committee includes Gladys Stablein, Liz Alimpich, Debby Bonneau, Jim Sapiel and Julie Hayden. Diana Larsson will assist.
- Official Counters are Maria Mazzone, Tom Doetsch, Debby Bonneau, and Tim Reifert.

- Both teams are fully prepared for the election, today.

- **Dues on Empty Lots -**

- Some lot owners have not been getting assessed annual dues.
- The Board agreed that this was not fair to those being charged.

A motion was put forth by Renee, to assess all vacant properties at the current rate of \$50.00. This was seconded by Don. Motion (202116) passed with unanimous approval.

VIII. New Business –

Dues Increase -

- The need for an annual dues increase was discussed.
- Proposed changes in annual dues requires a community vote at the General meeting on September 11.

A motion was brought by Don to present a proposal to the community to increase the annual dues for \$125.00 to \$200 and for vacant property to go from \$50.00 to \$75.00. Diana seconded. All approved to bring this proposal to the General meeting - motion (212117)

A motion was made by Liz to authorize Mark Hayden to purchase and spread 5 ton of pea gravel on the playground for \$225. Renee seconded. All approved - Motion (202118) passed.

IX. President's Comments/Concerns –

- Gladys has enjoyed working with the current board and feels that we worked well together.
 - Updates are needed at the clubhouse.
 - Some jetties need repair work. Gladys asked Don and Lynn to submit a list of where jetties need work.
- Trimming of the bluff is an on-going project.

XI. Trustee Comments/Concerns – Nothing new brought forward.

Adjournment

Renee motioned to adjourn the meeting. This was seconded by Liz – All trustees voted in favor - Motion passed (202119)

Planned Community Events

Euchre Night Aug. 14th 7:00 PM

Corn Roast Aug. 21st 1:00 PM -4:00 PM

General Meeting Sept.11th 10:00 AM

Chili Fest Sept.2nd 6:00 PM

Remaining Board Meetings

Aug. 14th 9:00 AM

Aug. 28th 9:00 AM

Sept. 25th 9:00 AM