



Lexington Heights Inc.  
Board of Trustees Meeting  
June 1, 2019

**I. Call to Order**

The meeting was called to order at 9:02 AM by Association President. (Glady)

**II. Trustees Present – All Present**

Mark Hayden, Renee Jobbitt, Mike Lackomar, Steve Minnick, Lynn Secord, Glady Stablein,  
Mary Wade, Diana Larsson, Liz Alimpich.

**III. Reading/Approval of May 18, 2019 Minutes (Steve Minnick)**

Mark moved to approve the Minutes as presented. Renee seconded, all approved - motion carried (**201906**).

**IV. Member Topics**

No Members were present.

**V. Reading of Treasurer's Report/Financials**

- Treasurer, Mary Wade, gave an oral and written report of recent expenditures.
- Mary reported a balance of \$69,559.32

- Accounts receivable \$40,703.48
- Mary reported year-to-date expenses at \$37,851.06.
- Mary pointed out that we now have only 2 CDs left. \$5,072.09 and \$5,265.98.
- Mary will bring the Boat Ramp keys to the next meeting.

**The Treasures Report was accepted as presented.**

## **VI. Clubhouse Report**

- **Swing-Set Repair** – Mark found a replacement swing seat for under \$30.00. The Board approved the purchase.
- **Wall & Ceiling Repairs** -
  - The wall under the A/C unit is spongy – probably moisture damage.
  - The ceiling in the men's room is also spongy – maybe new drywall is needed.

**Mark will take measurements for drywall and report the cost to make repairs to the Board by next meeting.**

## **VII. Bluff/Parkway Maintenance**

- **Committee Report** – no report at this time. Gladly discussed committee work with Debby Bonneau.
- **Bluff Trimming** – Billy's Tree Service – cutting for the next section (Oak, Nymph, & Maple) is delayed due to bad weather and work backlog – next date planned is June 10 (weather permitting). We will need board volunteers to prevent unauthorized people from giving instructions to the cutting crew.
  - This work was already approved by the Board in 2018.
- **Bluff Erosion due to Excess Rain and High Water Levels** – Continued diligence is needed.
  - Ted Parker said we are way better off than other local communities (in terms of water damage). We are one of the few communities that still have useable beaches.

We need to maintain the jetties we have, and avoid further modifications – they are working as designed.

### **Bluff Erosion (continued)**

- Parker will dump more dirt over the existing concrete on the bluff to secure its position and prevent further erosion.
- Mark will work with the sewer contractor to get more broken concrete and fill dirt to dump over damaged bluff areas.
- **G2 Consulting Group Report** – Detailed report was provided as a blueprint for the work that needs to be quoted by qualified excavating contractors.

- Gladys has asked Jennifer Casey from G2 for qualified excavator candidates and is awaiting a response.
- **Maple Street Blowout** – The drain water is by-passing the drain.
  - The drain has failed and is rapidly eroding the bluff.
  - Gladys talked to Ted Parker for his thoughts on how we should proceed. Ted recommended that we have the drain scoped by the sewer engineering folks, before any digging is done.
  - Mark will talk to Brent (BMJ engineering) to see if they can scope the Maple drain at the same time they scope the Worth Street drain (which was reported as already in their plans). Lex-Hi will agree to pay for the work.
  - Steve talked to Brent about routing the Grove St. drain to the Creek - Mark will reinforce that need when he talks to him about the Maple drain.
- **Boat Ramp Keys** – Mary will bring keys to the next Board Meeting.
  - Mary & Mark will handle key distribution.
  - Mary mentioned that we may not need as many keys this year. She noted community interest in the keys is down this year - probably due to the bad weather.
- **Beach Clean-up** – Need to work to keep beaches clean and free of trash and debris.
  - Lynn will work on the “Street Captains” method to organize clean-up of their street.
  - Lynn plans to recruit Street captains at the Annual Meeting.
    - She will hand out “welcome packages” for new residents which will include an informational folder including Lex-Hi By-laws, Rules for Renters, Lex-Hi Newsletter, and a list of local businesses.

## **VIII. Unfinished Business**

- **Boat Ramp Repairs** - deck boards and bolts needed replacing – Parker completed work including board replacement and welding the fasteners to the ramps. We will be billed \$1500.00 for the work.
- **Stairs for Rosewood and Ramp for Worth incline** – Parker to install.
  - Stairs will be done in late July.
  - Rail will be done before the 4<sup>th</sup> of July.
- **Secretary/Webmaster Duties** – Mike & Steve will meet to sort out responsibilities and provide a written draft to the Board by next meeting.
- **Personal Property Statement** – Mary will identify and record all Lex-Hi equipment.
- **Board term changes 3 years X 3 Trustees at a time** – Renee to confer with Gene K.

- **Drains/Flooding** – Gladys Steve & Mark
  - Phil Essenmacher says the drain issues are Lexington Heights' responsibility.
  - Phil will be at the Annual meeting for a 15 minute Q&A regarding sewer issues.
- **Dues increase** – Need State law amended.
  - Gladys will meet with our State Representative to advocate for an amendment to the state law requiring 100% owner participation with greater than 50% voter approval to pass dues increases.

### **XI Community Events for 2019:**

- **Euchre Night – 7:00 PM – June 22, July 27, August 17**
- **Annual Meeting 10:00 AM June 29**
- **Kiddie Parade – 12:00 Noon July 7**
- **Board Election – 12:00 PM – 3:00 PM July 27**
- **Corn Roast – 1:00 – 4:00 PM – August 24**
- **Mystery Night – 6:00 PM – August 30**
- **General Meeting 10:00 AM – September 7**
- **Spaghetti Dinner – 6:00 PM - September 14 (Tentative)**
- **Chili Fest - 6:00 – September 28**

### **XII Remaining Board Meetings for 2019 (all at 9:00 AM)**

- **June 22, July 13, 27, August 3, 17, September 14**
- Mark moved to adjourn – Seconded by Renee – Motion Carried (**201907**)
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