

Lexington Heights Inc.

Board of Trustees Meeting

June 12, 2021

I. Call to Order

The meeting was called to order at 9:05 AM by Association President. (Gladys)

II. Trustees Present

(All Present) Renee Jobbitt, Diana Larsson, Liz Alimpich, Steve Minnick, Don McColman, Lynn Secord, Gladys Stablein, Mary Wade, Gery Victor.

III. Reading/Approval of 5/22/20 Minutes –

The Board members silently read the minutes.

After the reading of the minutes Gery motioned to approve the minutes as written – seconded by Liz -- All approved – Motion passed **(202106)**

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

- A member offered thanks to Don McColman and his crew for fixing the bottom part of the Zenith stairs. However, she mentioned that the railroad ties (above the repaired section) were rotting out and could be a dangerous liability. They need to be maintained or taken out and replaced with a metal staircase (like some of the other beaches have). President Gladys remarked that she had asked Ted Parker if this was an option. Ted installed the other steel staircases. He told her there was too much concrete dumped on that bluff and beach – making it impossible to put the steel stairways in that spot.
- Another member expressed thanks to Don McColman for his work on the Zenith stairs. She asked the board to work on a solution. Gladys indicated the board will look into possible options.
- One Zenith resident expressed concerns over potential liability and recommended we look into insurance costs. He also asked the board to investigate additional options for a permanent fix.
- An Oak Street resident complained that the Oak ramp was slippery and had a potentially dangerous drop-off at the bottom, that will need to be repaired. This member also complained about a memorial placard being removed from a privately procured bench on the bluff. There was also a plaque removed from the bench at Zenith. Don Mc Colman offered to get the Zenith plaque back on the bench from the people who presently have it. Gladys told the meeting participants that placards are private property and are not to be tampered with.
- Another Zenith member commented that we should look into other possible locations at the end of Zenith Street where a steel or a sturdy wooden staircase could be installed.

- A member commented on the open board trustee openings this year and expressed a need to make more people aware of the voting date and time, as well as absentee voting options. Renee responded that this was done last year and more communication will be provided this year.

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

Treasurer, Diana Larsson, gave an oral and written report of recent payments, collections, as well as our projected year end expenditures, and our present financial status. The current bank account stands at \$60,425.21, with \$44,296.73 in the checking account and a \$16,128.48 CD.

V. Reading of Treasurer's Report/Financials (continued)

- Webmaster Lynn congratulated Diana, Liz and Bob Alimpich on successful collection of \$13,342.35 in delinquent dues.

The reports were accepted as presented.

VI. Committee Team Reports – Progress is being made as we enter the summer season.

- **Bluff/Parkway Team** – Gery Victor & Liz Alimpich

Bluff Brush Trimming -

Billy's Tree Service will be completing his trim work next week – between Maple and Laurel.

- Gladys and other board members (as needed) will make sure his work is not interrupted like last time.
- Billy will be bringing his crane and bucket system to reach the farthest limbs that need trimming.
- This will complete his trim work for the year.
- Yearly cost for this “soft cut” trimming is about \$8,000.

Missing Posts –

Gery has been reviewing the post situation.

- 3 posts have been replaced – some others need repairs or straightening.
- Another post was identified as needing replacement by the boat ramp.
- Gery is also looking at the beet dirt from the sugar factory for potential of fill dirt to shore-up eroded areas of the parkway.
- The dirt has a pungent odor – We need to see if the odor dissipates before we consider using it.

- **Beach/Jetties/Boat Ramp** – Lynn Secord, Don Mc Colman

Lake Access -

- The boat ramp is now open.
- There is some debris on a few beaches that will need to be cleaned up.

Beach Stairways -

- Don and his team repaired the steps and added a wooden railing at the bottom of Zenith.
- Don and Lynn will do a beach walk-thru next week to evaluate their condition and to identify any issues, like debris and potentially dangerous areas of concern.

- **Clubhouse/Grounds & Property** – Renee Jobbitt, Diana Larsson, Gladys Stablein,

Playground -

- The slide has been repaired thanks to Bob Alimpich, Reid Larsson, with some help from Steve.
- Gladys had Billy's Tree Service cut some low hanging limbs from the willow trees.
- Gladys & Renee raked and cleaned up the park area.
- Gladys will plan a more thorough, volunteer, playground clean-up, after the Annual Meeting.

- **By-Law Enforcement Team** – Gladys Stablein & Steve Minnick

- We will be continuing our examination of our By-Laws – to bring them up to date and make them consistent with current practices and state law.
- Gladys and Steve plan on meeting with Presidents of the other local communities this month to discuss common concerns (including By-Law changes and Dues Increases).
- No other new actions to report.

VII. Unfinished Business –

Sewer Project -

- Permits have been approved and the septic pump-out services have been paid for.
- Weiss will do the sewer hook-up and excavation work soon.

Board Event Chairs –

- Renee will chair the Kiddie Parade, 12:00 PM July 4.
 - Renee is looking for volunteers to help at the beginning of the parade (12-14 people) to pass out numbers for the bike & golf cart decoration participants.
- Gladys will chair the Corn Roast August 21 at 1:00 PM.
 - Gladys will do the shopping for required food & supplies.

- Dave Czech and Bob Alimpich will cook the corn.
- All board members are expected to work on the Corn Roast to ensure success.
- Lynn, Gladys and Renee will manage the Chili Fest on September 25 at 6:00 PM.

VIII. New Business –

Lexington Heights donation to the Lexington Village Arts Council (\$200) –

- Gladys led the discussion as to whether we should continue this practice in 2021.

Renee motioned to approve the donation of \$200 to the Lexington Arts Council – Liz seconded the motion – All board members approved - Motion Passed **(202107)**.

Boat Launch Keys -

- The keys were passed out to board members.
- A key will also be given to the Sheriff Department for emergency use.

Dues Collection – Vacant Property – Businesses –

- Businesses are now on our Dues Database.
 - Some businesses were not on the list and were not paying.
 - Dues are \$125 for each business.
 - Individual apartments are charged \$125 each.
- Some people are not paying dues on non-adjacent properties that have a separate property I.D.
 - There are 44 such properties.
 - Non-buildable lots should be the only exception to dues requirements.
 - We need to check past records for documentation from the 1985 dues increase.
 - Mary has some old records that she will bring forward to be reviewed.
 - This will be discussed at the next regular board meeting.

Dues Increase -

- Diana is still researching all available/current deed information.
- The Dues Increase process will be discussed at the Joint Community Presidents meeting this month.
- More info to follow at the next board meeting.

Service Road for Clubhouse – needs repair -

- There are a lot of ruts and poor surface conditions.
- Gladys will get an estimate for the cost to make necessary repairs.

Don motioned to approve the expenditure (not-to-exceed \$200) to make the repairs. Seconded by Steve – All approved – Motion passed (**202108**)

Clubhouse Rental July 25, 2021 –

- Julie Hayden requested we accept clubhouse cleaning in exchange rental fee.
- All agreed it was a good deal and it was approved (in this case).

IX. President's Comments/Concerns –

The Board's work has been tough for the last couple of years – Lots of second guessing –Not many community members willing to help.

- Other comments -
 - Water levels are down significantly from last year – we can expect less erosion.
 - Beaches are in much better shape.
 - The June 26 Annual Meeting is coming up – 5 trustee positions are open for nominees.

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

Signage at beach access points – (From last meeting's discussion) -

- Lynn brought forward a sample of potential signage to be installed at each staircase to communicate community policy.
- This was reviewed by the board (with minor changes, and approved).
 - Nice job, Lynn!

Adjournment

Renee motioned to adjourn the meeting. This was seconded by Diana – All trustees voted in favor - Motion passed (**202109**)

Planned Community Events

Euchre Night June 26th 7:00 PM

Annual Meeting June 26th 10:00 AM

Children's Parade July 4th 12:00PM

Euchre Night July 10th 7:00 PM

Trustee Election July 24th 11:00AM -2:00 PM

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.25th 6:00 PM

Remaining Board Meetings

July 10th 9:00 AM

July 24th 9:00 AM

Aug. 14th 9:00 AM

Aug. 28th 9:00 AM

Sept. 25th 9:00 AM