



**Lexington Heights Inc.  
Board of Trustees Meeting  
June 13, 2020**

**I. Call to Order**

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

**II. Trustees Present**

**(All Present)** Renee Jobbitt, Diana Larsson, Liz Alimpich, Mike Lackomar, Steve Minnick, Lynn Secord, Glady Stablein, Mary Wade, Gery Victor.

**III. Reading/Approval of September 14, 2019 Minutes** – The Board members read the minutes.

Mike moved to approve the minutes - Liz seconded, all approved - motion carried **(202002)**.

**IV. Member Topics**

**Don McCollman – 6854 Lakeview**

- Don addressed his concern over the Zenith stairway damage.
  - He reported that 7– 8 stairs needed to be replaced.
  - He volunteered to build and install the replacement stairs before July 4.

- He requested that the Board fund the lumber to do the job. (Est. \$100.00)
- Ted Parker could not install a regular staircase because of the concrete base.

It was agreed that an account be set up at Lakeside Hardware to fund the materials required for the job (est. \$100.00)

- Don also noted that the streetlight at the end of Zenith is out.
  - Gladys told him the lights are controlled by DTE.
  - Lynn volunteered to check on it and to get back with Don about what needs to be done to address the issue.

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

- Treasurer, Mary Wade, gave an oral and written report of recent expenditures and our financial status.
  - Mary reported Total Assets of \$85,152.18
  - Accounts receivable \$31,2605.72
  - We passed the 2018 audit with good results.
  - So far, residents have volunteered nearly \$5000 in extra funds to repair beach damage.
  - Mary will transfer extra funds donated to the dues to the Bluff & Beach cleanup account.
  - Thanks to all those who contributed to this cause!
- **Delinquent Dues** – Some residents are in severe arrears on their dues obligations.
  - Mary requested permission to start legal action against the worst offenders.

A motion was brought forward by Mary to contact our legal counsel to begin the process to collect past due payments from delinquent property owners. These people will receive letters from our legal counsel and court action will be taken, as necessary. Motion was seconded by Mike - Motion carried **(202003)**.

The Treasurer's Report was accepted as presented.

## **VI. Clubhouse Report & Presidents Comments/Concerns**

- **Building Maintenance -**
  - Mark Hayden power washed the clubhouse on 6/2/20.
  - Lynn Secord planted flower boxes – they look great.
- **Sewer Hookup** – Steve requested quotes from 4 local, licensed contractors.
  - After much prodding, only two businesses responded.
  - One business ended up being committed to repairing the erosion damage south of Lexington Heights, and would not be available in our required timeframe.

After reviewing all options, Mary motioned to have Alex Weiss do the sewer hookup for the clubhouse (for \$3,900.00) - Mike seconded the motion – Motion passed **(202004)**.

- **Replace Clubhouse flags** – The U.S., Michigan & Lexington Heights flags are worn out.

Liz Motioned to replace the damaged flags – Renee seconded – Motion passed **(202005)**.

- **Clubhouse Manager** – Julie Hayden resigned – we need to seek a new clubhouse manager volunteers at the Annual Meeting & General Meeting.
- **Clubhouse Internet** – Gladys will make sure it is turned back on for 2020.
- **Fire extinguishers** – They were checked and approved on June 10.

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

- **Committee Report** – Committee Chair, Debbie Bonneau reported.
  - Concerns over pollution in the lake – contact Eagle Environmental (800-292-4706).
  - Yellow film over the lake & shoreline was determined to be a regular-occurring pollen discharge from trees.
  - Eagle has monitored flows from Mill Creek, including a suspected algae bloom and some colored pond dye from upstream that washed into the creek.
  - Water levels are expecting to continue to rise through August.

- Debbie reported that an interesting report is available regarding the high-water levels and flooding from 1972.
- We will not be cutting the grass close to the bluff edge. This is to provide a protective barrier for rain run-off.
- The Bluff Committee will target some areas that will need fill dirt to repair erosion.
- Golf carts parking at the boat ramp and too close to the bluff edge continue to be a problem.

#### **VIII. Unfinished Business – Quotes for completion of the engineering plan provided by G2....**

- **Request for Quote** – No quotes have been received yet from the contractors provided by St. Clair County.
  - Dead issue for now – due to doubtful effectiveness of G2 design as indicated by 2 of 3 contractors and also, our lack of funding.
- **Culvert/Camera tests results** – Road Commissioner (Rob Falls)– didn't see anything.
  - This may indicate a blockage in the culvert/drain.
  - Gladly will contact him again for further action.

#### **IX. New Business –**

- **Replace Bluff Landscaping Services** – Kevin Martin is deceased.
  - Mike Hayden has taken over the work this year.

Liz Motioned to keep Mike Hayden's services this year and revisit our options during the off-season for 2021. – Diana seconded – Motion passed (**202006**).

- **Boat Ramp Keys** –
  - Mark Hayden was approved to obtain the new keys for 2020.
- **Phase 3 of the Bluff Trimming Plan** – This is the cutting/trimming plan by Billy's Tree Service for Worth, Pine, and Rosewood.
  - This plan is on hold for 2020, due to other bluff priorities and lack of funding.
- **Jetties Issues** – The cut-down jetties are not performing very well.

- There has been more beach erosion on beaches where this has been done.
- Gladly will contact Parker construction so see if they can be restored and whether it is legal to do so.
- We need to put a marker on the submerged jetty by the boat ramp for safety.
- **Parkway Post Replacement** – Several parkway posts have been damaged or removed.
  - Mark Hayden will replace the damaged and missing posts.
  - Additional posts will be added where golf cart traffic has damaged the bluff.
- **Meeting Minutes** – Need quicker availability for member access to important information.
  - The delay between meetings and the minutes official Board approval, causes a delay of publication on the website.

Mike motioned to allow the tentative meeting minutes to be posted on the website before official Board approval. Liz seconded - Motion **(202007)** passed.

- **Beach Cleanup** – Excessive debris on beaches due to high water and winter storms.
  - Car & tractor tires, tree stumps and whole trees, broken boats and trailers, misc. plastic trash, cyclone fencing and broken dock and decking in the water.
  - These items are an eyesore and present danger to our residents and visitors.
  - Lynn will get with the block captains to take inventory of debris on each beach determine how to ecologically dispose of it.

#### **X. Annual Meeting/General Meeting** – Need to clarify process for approving meeting minutes.

- **Annual Meeting and General Meeting** - These are equally important to our community.
  - It's important to get the meeting notes published in the same year, to inform our residents and to maintain relevance to current events.
  - The General Meeting minutes from 9/7/2019, will be approved at the Annual Meeting on 6/27/20.
  - The Annual Meeting minutes from 6/27/2020 will be approved at the General Meeting of 9/12/2020.
  - This will be our ongoing process of reporting and approving the minutes.
- **Meeting Protocol** – Safety regarding Covid 19.

- The seating will be set up for appropriate social distancing.
- Attendees will be expected to wear masks.
- Lynn will post announcements of the meeting on the community bulletin boards and distribute flyers to the block captains.

#### **X. Annual Meeting/General Meeting (Continued) -**

- **Election of new Board Members** – Four Trustee positions are up for election to the Board.
  - Vice President Renee, along with several volunteer trustees (not ones up for election) will organize and manage the voting process.

#### **XI Members concerns from General Meeting of September 7<sup>th</sup> 2019**

All items were discussed with the plan on continuing evaluation of options and enforcement.

- **Rentals - Breaking rules –**

Need to distribute rules for Renters through Lex-Hi Block Captains.

- **Carts parking too Close to Bluff edge –**
- **Dogs not on Leash -**
- **Dogs on Beach during people time -**
- **Dog Owners – not picking up after dogs –**

We still have to find a way to enforce or at least inform residents and visitors of the rules.

- **Install Speed Limit Signs –**

On hold until we have funding.

- **Cart Registration for golf carts –**

This idea is still in the works – would help identify residents.

- **Official Lex-Hi stickers for carts –**

These will be available soon.

#### **XII. Community Events for 2020:**

- **All summer season events at the clubhouse, including clubhouse rentals have been**

cancelled by Board consensus (due to Covid 19 safety concerns).

### **XIII. Board Meetings for 2020 – (all at 9:00 AM)**

- July 11<sup>th</sup>, July 25<sup>th</sup>, August 8<sup>th</sup>, August 22<sup>th</sup>, September 19<sup>th</sup>
- Annual Meeting is on 6/27/20 – General Meeting is on 9/12/20

Renee motioned to adjourn the meeting – seconded by Mike – Motion passed **(202008)**.

After some group discussion there was a motion by Liz to re-open the meeting for the purpose of discussing Parkway, Beach & Bluff issues – seconded by Glady – Motion passed **(202009)**.

### **XIV. Additional Parkway, Beach & Bluff Issues – High-water cycle concerns and Parkway protocol.**

- Recently we have discovered some disturbing, unauthorized, modifications and violations of long-established rules regarding these community resources. The Board's goal is to oversee these areas, using ecologically balanced guidelines.

Glady suggested that the Board send a letter listing residential requirements for maintaining the Lakeview parkway, bluff & beaches. Motion by Diana – Seconded by Liz Motion passed **(202010)**.

Liz moved to adjourn the meeting – seconded by Mike – Motion passed **(202011)**.

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