

## **Lexington Heights Inc.**

### **Annual Members Meeting**

**June 26, 2021 (Revised)**

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

The meeting was called to order at 10:05 AM by Association President. (Glady)

#### **II. Trustees Present – All Present.**

Liz Alimpich, Gery Victor, Renee Jobbitt, Lynn Secord, Glady Stablein, Mary Wade, Diana Larsson

Steve Minnick Don McColman

#### **III. Invocation**

Steve Minnick gave the Lex-Hi invocation – petitioning God for guidance, good health and safety for our community and friends, good weather, and fun times. We acknowledged our deceased and honored those serving in the military.

#### **IV. Pledge of Allegiance**

Glady Stablein led the membership in The Pledge of Allegiance.

#### **V. Reading of Minutes.**

Steve Minnick read the Minutes from the September 12, 2020 General Meeting.

The minutes were accepted as read.

#### **VI. New Members**

Bob ? 7868 Emerson - Sorry – somebody took the sign-in sheets. I can't verify the name.

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

Treasurer Diana Larsson gave a written and oral financial report.

- Diana reported that we have a bank balance of \$66,929.60 as dues continue to come in.
- There was some discussion regarding the successful collections process for past due accounts. Over \$10,000 was collected! It was noted that Bob Alimpich volunteered his services at no cost to Lexington Heights, inc.

- Diana presented a detailed report showing year to date expenses and an estimate of reoccurring expenses for the rest of the year.
- Trash pick-up services continue to be our largest expense – with cost going up due to rising fuel prices.

The Treasurer's Report was accepted and filed.

## **VIII. President's Report**

- **Lake Levels /Beach** – Lake levels are down significantly.
  - Much less erosion and debris. The beaches are much bigger than last year.
  - The dangerous wire basket full of rocks was removed from Satinwood Beach.
  - The stairs at Zenith need work. We are looking for a viable solution. Trustee Don Mc Colman and his team replaced the bottom of the stairway, but more work needs to be done.
  - Boulders were placed at the base of Oak Street beach to shore-up the jetty.
  - New signs are being made to post at the top of stairways and beach access points, stating Lex-Hi community beach guidelines.

## **VIII. President's Report** (continued)

- **Bluff Report** – Gery Victor reported.
  - We need to plant more trees along bare areas of the parkway to protect the bluff.
  - We had a team of community volunteers replace missing and damaged steps on the staircases.
  - We will be looking at parkway benches that need repair.
  - Billy's Tree Service is finishing the trim work contracted for this year.
  - A number for parkway posts have been replaced and repaired.
  - The bluff team is looking at adding some fill dirt to eroded areas of the bluff edge.
  - We are always looking for available clean fill dirt to build a berm at the bluff edge to stop flood damage to the bluff from heavy rains.
  - It was noted that the catch basins are working to direct water to the beach drains.
  - There is some erosion at the base of Oak beach that needs to be repaired'
  - Golf carts need to stay away from the edge of the bluff.
- **Beach and Water Access** – Don McColman reported.

- Some jetties are leaning and may need shoring up.
- There is a broken weld on the jetty at Nymph.
- There are areas where the water has gotten behind some jetties.
- Some trees are growing out of a jetty and need to be removed to avoid damage.
- The team is planning a walk-through this week to note areas of concerns – volunteers are welcome.
- New keys are now available – see Diana Larsson.
- All board members have keys – if needed for an emergency.
- **Clubhouse** – President Gladly reported.
  - The rotted section of wall in the clubhouse by the air conditioner was repaired by Gery Victor, Bob Alimpich, and Reid Larsson. It looks like new!
  - The sewer hook-up will happen over the next couple of weeks.
  - The clubhouse fire extinguishers have all been inspected.
  - Julie Hayden did a great job of planting flowers in the planters around the clubhouse.
  - Mark Hayden added gravel to the clubhouse access road to fill in some ruts and potholes.
  - The broken slide was repaired by Bob Alimpich, Reid Larsson and Steve Minnick.
  - Gladly remarked that the playground is in good condition – except for the picnic table which either needs to be repaired or replaced.
- **Dues Increase** – President Gladly reported.
  - We are in bad need of a dues increase – our last increase was in the mid-1980's
  - We have no tax revenue or state resources to help maintain our community.
  - Trash pick-up costs amount to 85% of our income.
  - The dues increase that was voted for and approved by the residents, was challenged according to the Act of 1937 that does not seem to hinder other local communities.
  - We sent out forms with the newsletter and dues notice – trying to get more accurate deed ownership information, however many of these forms were not returned.
  - We have forms on hand at the meeting for those who did not send their's back.
  - It will cost Lexington Heights \$850 to get a copy of community records.

## **VIII. President's Report** (continued)

- **Other Comments/Concerns** – President Gladly reported.
  - The regular complaints remain regarding dogs on the beach, dogs without leashes, and dog waste pick-up issues. Dogs are not allowed on the beach from 8:30 AM until 8:00 PM.
  - Late night noise issues and illegal fireworks continue to be a problem. Our only recourse is to call the sheriff.
  - Worth Township is working on a rental ordinance for Airbnb and VRBO, etc.
  - People are still putting out trash more than 24 hours before regular trash pick-up days.
  - Reminder - No Parking at the Boat Ramp and no leaving the chain unlocked after usage.
  - Golf carts are to be parked away from the bluff edge to avoid damaging the bluff.
  - There have been complaints about commercial signs being posed throughout the neighborhood.

## **IX. Trustee Nominations** – President Gladly Stablein asked for nominations for trustee positions- 5 positions are open.

- The following people were nominated for open trustee positions: Margaret Mackenzie, Terry Gaw, Sandra Warner, Dottie Schulte, Bob Alimpich, Mike Ryan, Jim Perna, Lynn Secord, Renee Jobbitt, Gery Victor, and Steve Minnick.
- Gery Victor, and Steve Minnick declined.
- Nominations were accepted and closed.
- Election will be held on July 24<sup>th</sup> from 11:00 AM until 2:00 PM.
- The election process will be co-chaired by Liz Alimpich and Gladly Stablein.

## **X. Block Captains** – Lynn Secord reported.

- Lynn ran through the current list of Block Captains.
- Lynn has put together “welcome packages” containing useful information and community By-Laws – to be handed out to new residents.
- She reported that the Lake Winds Motel has new owners. Welcome to the community!
- The neighborhood Block Captains solicit volunteers for local street projects and has been very effective.
- We are in need of a Block Captain for Rosewood Street.

- Lynn thanked the volunteers who worked on the playground clean-up.
- She noted that 2021 boat ramp keys would be available for purchase after the meeting.

## **XII. Renters Rules – Gery Victor read the Rules for Renter's document.**

Renters are expected to be aware of our community rules of conduct.

- It is the responsibility of landlords to communicate these to their guests.
- These need to be displayed at rental cottages & homes for the renters.
- They need to be presented to all renters by the landlords.

## **XIII. Children's Parade – Renee Jobbitt, Chairperson, reported.**

- The Parade will be on July 4<sup>th</sup> at noon.
- A sufficient number of residents volunteered to help Renee with this event.
- Renee asked participants to arrive 15 minutes early at Ivy & Woodside.

## **XIV. Community Concerns/Comments – Vice President Renee Jobbitt read the General Membership Rules.**

### **• Memorials for deceased residents -**

- More discussion on memorial plaques on the parkway benches - to honor deceased residents. It was noted that the one on Zenith had been taken down. It will be found and returned to the bench.
- Another idea is to consider a memorial plaque posted in the clubhouse.

### **• Dues Increase Process -**

- The board was asked some questions about how we obtain deed information for dues increase voting process.
- It was noted that the township records were not up to date. We may have to purchase a copy of the County Register of Deeds.
- There was a suggestion that we research how the last increase was handled. A member stated that in the 1980's a vote at the annual meeting with a simple raising of hands of meeting attendees for a majority decision.
- As Gladys mentioned in her report, State law was cited as the reason the last vote for a dues increase was nullified. Based on some research and discussion with state representatives, there is not much interest by lawmakers to make changes to the law.
- Suggestion to go back to voting method used for last increase.

- Request for a set timeframe for getting the dues issues resolved.
- There was a complaint about inconsistency of dues collection for vacant lots.
- **Children's Parade -**
  - Michelle Hirschfield put forth a motion to rename the 4<sup>th</sup> of July children's parade to The Alyce Warren Memorial Children's Parade (in honor of her work to establish the event). This was seconded by Kevin Callus. The motion was voted on and approved. Motion (202110).
- **Beach Egress for Senior Citizens -**
  - A member asked what the Board's plan was for improving access to the beach for seniors and disabled members. This will be discussed further at a future Board meeting.
- **Road Hazzard Issues -**
  - A sign by the apartment complex by M25 is blocking the view of the highway, creating a dangerous blind spot. We will talk to the new apartment owners about moving the sign.
  - Complaint of missing stop sign at end of Woodside – It's not clear that one is needed. However, it is a county road issue.
- **Quotes and Board Purchasing Process –**
  - There was more discussion about purchases and quote process – a call for more transparency on expenditures.
  - A member said that we should post requests for quotes for important purchases in the local newspaper.
  - Another suggested we post these on social media (like Facebook).
  - Another member said we should let the Board do their job as duly authorized by election, to make purchase commitments for the community – and that the Board already does a lot of research for its purchases.

A motion was brought forward requiring the Board to advertise any purchase over \$1,000. The motion was seconded. Upon attendee vote, the **(motion failed)**.

- **Misc. Comment/complaints –**
  - Question about public donations earmarked for specific projects (like playground enhancement).
  - Complaint of two kayaks tethered and buried on the Maple Street beach.

#### **XIV. Community Concerns/Comments (continued)**

- **Misc. Comment/complaints (continued) –**
  - It was mentioned that there are State Laws regarding playground repairs requiring inspection and approval.
  - A member questioned the Board's judgement and environmental consideration when using fill dirt and rip rap on bluff and beaches to check erosion.

- Suggestion for having some historical display of community pictures and perhaps a book of Lex-Hi history displayed in the clubhouse.
- A member expressed concerns about trees being planted on the bluff.
- Suggestion that dogs be allowed on the beach, with the requirement that dog owners must take them up when beach-goers and swimmers are present.
- Another suggestion to change the “Dog Hours” on the beach.
- Complaint about a contractor on Forest Drive in the GLS community filling in the GLS parkway by the creek, altering the water flow and damaging Lex-hi property.
- Request to figure out who should be enforcing the rules for Lex-Hi regarding dogs, fireworks, noise, parking violations, etc.
- **Board Stipends -**
- A member had some comments about stipends for Board officers, suggesting it all be volunteer work.
- It was stated the stipends are allowed in the By-Laws.
- A member considered a motion to eliminate stipends for Board Officers, but withdrew the request.

## **Adjournment**

- Renee motioned to adjourn the meeting. This was seconded by Debby Bonneau – Motion passed (**202111**)

## **Planned Community Events**

- Children's Parade July 4<sup>th</sup> 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.11<sup>th</sup> 10:00 AM
- Chili Fest Sept.25th 6:00 PM
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## **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