



## **Lexington Heights Inc. Annual Members Meeting**

**June 27, 2020**

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

The meeting was called to order at 10:02 AM by Association President. (Gladys)

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

Liz Alimpich, Gery Victor, Renee Jobbitt, Lynn Secord, Gladys Stablein, Mary Wade, Diana Larsson & Steve Minnick.

### **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**

Gladys Stablein led the membership in The Pledge of Allegiance.

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

Steve Minnick read the Minutes from the September 8, 2019 General Meeting.

- Things are changing so very rapidly these days. Steve explained our efforts to keep our meeting

information relevant by getting them to the website as soon as possible (in a preliminary version, before official board approval).

- The June Annual Meeting Minutes will be officially approved by the residents at the September General Meeting. The General Meetings will get their official member approval at the following year's Annual Meeting.

Ben Taliaferro. made a motion to accept the minutes as read.

Julie Hayden seconded the motion.

Motion carried (**Motion ID 202012**)

## VI. New Members

Mary Mello 7282 Zenith

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

Treasurer Wade gave a written and oral financial report.

- Mary noted that we have a bank balance of \$85,628.60 as dues continue to come in.
- We have some past due accounts – some several years old. These will be pursued more aggressively this year.
- We have had expenditures of \$20,517.43, with our largest expense, being trash pick-up and recycling services.
- We have had a generous input into our bluff repair fund – to help clean up the damage we experienced over the Fall & Winter from record high water levels. Sincere thanks to all who volunteered donations.
- A few questions were answered by Treasurer Wade.

The Treasurer's Report was accepted and filed.

## VIII. President's Report

- **Sewer Project** – The sewer hook-ups are being installed throughout the community, without any major issues reported.
- **Lake Levels** – Record high water has damaged many beaches. Lexington Heights is very fortunate that the jetties we have invested in, have saved our beaches from total destruction. Most other communities no longer have any beaches.
- **Beach Clean-up** – Debris from Fall & Winter storms.
  - Most of our beaches have wreckage and rubble washed ashore from unprotected beaches north of

us – tractor and car tires, whole trees, tree trunks, damaged docks, broken boats, etc.

- We have some volunteers working on the clean-up.
- Lynn has been working with designated street captains to work on individual beach cleaning efforts.
- **Bluff Issues** – Our Parkway and Bluffs must be protected.
  - We need to plant more trees along bare areas of the parkway to protect the bluff.
  - There has been some unauthorized clear-cutting of trees between Tulip & Walbridge.
  - A large willow tree was poisoned & killed between Oak & Nymph – a police report was filed.
  - All tree cutting, trimming and alterations to the bluff must be approved by the Board of Trustees.
  - Golf carts need to stay away from the edge of the bluff.
- **Beach and Water Access** – The ramp required some significant repairs due to high water and ice damage.
  - A damaged step was replaced on the Nymph staircase.
  - The stairs at the bottom of Zenith were repaired by Don McColman (6854 Lakeview).
  - New keys are now available – see Mary Wade.
  - All board members have keys – if needed for an emergency.
- **Clubhouse** – Although the clubhouse is closed for usual summer events, maintenance continues.
  - Julie Hayden has resigned as Clubhouse Manager. Gladys thanked her for her fine work and care of the clubhouse.
  - Because of the lack of activities, we will not replace the manager position this year – that will be addressed in Spring 2021.
  - Alex Weiss has been awarded the sewer hook-up contract for the clubhouse.
  - We are cleaning out the garage and are building some shelving to store old Lex-Hi records.
  - The north side of the building was power washed this Spring.
  - Lynn planted flowers around the building.
  - New flags were purchased - the ones we had that were too worn-out to display with respect.
- **Multi-Association Joint Meetings** – community meetings regarding sewer, road and drainage issues have been put on hold.
  - Help from the Sanilac Road Commission is not available due to the Covid 19 pandemic.
- **Other Comments/Concerns –**

- Gladys thanked the board trustees for their service over the year.
- Reminder – public parking is available at the Clubhouse.
- Reminder - No Parking at the Boat Ramp and no leaving the chain unlocked after usage.
- Dogs are not allowed on the beach from 8:30 AM until 8:00 PM.
- All dogs must be on a leash at all times and owners must pick up and dispose of animal waste.

- **Other Comments/Concerns (cont'd) –**

- Kayaks need to be stored on the available racks on the beaches – they are not to be tied to trees on the beach.
- Too many boats/kayaks appear to have been abandoned. The racks are not supposed to be for year-round storage. The boats and kayaks need to be removed at the end of boating season.
- Golf carts are to be driven by licensed drivers – no children drivers – carts can be confiscated by the Sheriff for violations.
- Garbage is not to be put out more than 24 hours before scheduled pick-up.
- Association Members are encouraged to report blight properties in their neighborhood. Blight forms are available at the Township office.
- Gladys reminded the community to support our local businesses.

## **IX. Trustee Nominations -** Renee Jobbitt asked for nominations for trustee positions- 4 positions are open.

- **Nominations –**

- The following people were nominated for open trustee positions: Liz Alimpich, Gladys Stablein, Diana Larsson, Barb Tassone, Don McColman.
- All candidates accepted.
- Nominations were accepted and closed.
- Election will be held on July 25<sup>th</sup> from 11:00 AM until 2:00 PM.

## **X. Bluff Committee Report -** Committee chair Debbie Bonneau reported.

- **High Water Issues & Bluff Preservation -**

- The high-water situation may be here for another 5 years.
- The jetties that were cut down are not effective during high water periods.

- Some road drains remain plugged – need help from the Road commission to resolve.
- Several drain pipe extensions to the lake have broken off – they need to be reinstalled.
- More trees need to be planted on bare areas of the bluff for root support.
- We need to clear out some areas of excessive brush that is stunting tree growth.

## **XI. Block Captain Report – Lynn Secord reported.**

- **Recent Activities –**

- Lynn Secord created an information packet for Block Captains to distribute to each residence, including a newsletter, containing by-laws, important phone numbers, Renter's Rules, and local information.
- She also created Welcome Books for new residents.
- Requested for street captains to identify and report dangerous and improper things on the beaches that need to be removed.
- Block Captains will be organizing street by street beach cleanup-efforts.

## **XII. Renters Rules – Mike Lackomar read the Rules for Renters 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 Community Concerns/Comments – Vice President Renee Jobbitt read the General Membership Rules.**

- **Discussion Process -** The Board will now be taking ideas and recommendations for consideration in Board meetings but will avoid official motions to be passed until they are discussed and debated by your elected Board Trustees. Based on their merits and other considerations, these will be brought back to the community at the General and Annual meetings for motion consideration.

- **Greg Alexander (7360 Zenith)**

- Requested the Board to consider allowing remembrance plaques on the parkway benches to honor deceased residents.
- Another idea was brought forward to have memorial bricks for deceased that could be displayed and funds used for bluff & beach maintenance

- **Alan Pollack (7361 Worth)**

- We need to remove the dangerous fencing and debris washed up close to shore on Satinwood Beach.
- He also said brush overgrowth on the south end of the bluff between Satinwood and Worth needs to be trimmed.
- We could use better signage at the end of Worth and other beach access points, stressing the beach and bluff rules: dogs, golf cart parking glass bottles, trash, etc.
- He mentioned multiple complaints about golf carts parking too close to the bluff, and large all-terrain vehicles on the bluff. Perhaps there is a way to block them.

- **Kevin Callus (7398 Ivy)**

- Kevin has questions about how to proceed with a dues increase to cover needed bluff & beach conservation.

- **Ben Taliaferro (6938 Lakeview)**

- Ben noted the need to re-install broken plastic drain pipes on the beaches to make them functional again.

- **Carol Mastg (7362 Worth)**

- The bluff needs to be trimmed between Satinwood & Oak Streets.
- Gladys reported this was part of Phase 3 of the contracted professional trimming plan, presently on hold for funding.

- **Jermain Koenigsknecht (7348 Oak)**

- There is a dangerous drop-off at the incline ramp access at Oak Street.
- Concern about tree roots growing over top of the jetty at Oak St. – could be safety hazard.

- **Elizabeth Natter (7346 Woodside)**

- Questioned if the Board is designating the volunteered additional funds in the 2020 dues, would be designated to beach and bluff repairs.
- Gladys reported that this is already being done for beach cleanup, bluff repairs and additional trees at the top of the bluff where needed.

- **Trish Dewald (7288 Oak)**

- Suggested we investigate potential Federal Funds to maintain the beaches.
- Debby Bonneau (bluff committee) will check to see what grant money may be available.

Motion to adjourn by Trish Dewald – Seconded by Renee Jobbitt.

Motion Carried. (202013)

**XI Community Events for 2020:**

- **Board Election - July 25<sup>th</sup> from 11:00 AM until 2:00 PM**
- **General Meeting 10:00 AM – Noon - September 12**

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

- **July 25, August 8, 22, September 19**

**BACK**

