



**Lexington Heights Inc.  
Annual Members Meeting**

**June 29, 2019**

**I. Call to Order**

The meeting was called to order at 10:03 AM by Association President. (Glady)

**II. Trustees Present**

Mark Hayden, Renee Jobbitt, Steve Minnick, Lynn Secord, Glady Stablein, Mary Wade  
& Liz Alimpich.  
Diana Larrison excused.

**III. Invocation**

Lynn Secord gave the Lex-Hi invocation.

**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 2018 General Meeting.

Dennis S. made a motion to accept the minutes as read.

Steve Minnick seconded the motion.

Motion carried (**Motion ID 201910**)

## **VI. New Members**

No new members were introduced.

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

Treasurer Wade gave a written and oral financial report.

- Mary noted that we are down to 2 CDs from the 4 we had last year. These were cashed to pay for approved projects.
- The biggest expenses from 2018 were the 2 staircases installed and the boat ramp repairs.
- We have new payables for the staircase at Rosewood, pending expense for culvert repair on the clubhouse property, and a drain blowout at Maple & Rosewood that must be repaired.
- A few questions were answered by Treasurer Wade.

The Treasurer's Report was accepted and filed.

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

- **Sewer Project** - Phil Essenmacher's report on current sewer status – he did not show up.
  - The sewers are not ready for hook-up – timing TBD.
  - Local roads are still in bad shape.
  - We have assorted drain issues. All issues are being worked on – but it will take time.
- **Trash Pick-up** – We now have a 5 year contract with Emterra – prices frozen from 2018-2019 with small incremental increases each remaining year of the contract.

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

- **Boat Ramp** – The ramp required some significant repairs due to high water and ice damage.
  - This work has been completed.
  - New keys are now available – see Mary Wade or Mark Hayden.
  - All board members have keys – if needed for an emergency.
- **Bluff Damage** – A major rainstorm overwhelmed drains and did significant damage to the bluff, to the Worth Street ramp, and the beach. The drain at Maple & Lakeview blew out, also damaging the bluff.
  - The Worth ramp and the beach have been repaired.
  - The Maple drain issue is still being worked on to identify the repairs required.
- **Other Improvements** –
  - The Stairs at Rosewood have been installed.
  - A railing has been constructed on the Worth Ramp to improve access for all.
  - We are requesting the Sewer engineers to extend the drain pipe on Grove to Mill Creek.
- **Clubhouse** –
  - We are planning to build some shelving to store old Lex-Hi records.
  - Mark repaired the swing set with some new baby seats.
  - Julie planted flowers around the building.
- **Multi-Association Joint Meeting** – Gladys attended a meeting with representatives of all the local communities regarding sewer, road and drainage issues. – A follow-up meeting will be scheduled with Sanilac County, to discuss numerous concerns involving county, township and road commission.
- **Other Comments** –
  - Reminder – public parking is available at the Clubhouse.
  - No Parking at the Boat Ramp
  - Dogs are not allowed on the beach from 8:30 AM until 8:00 PM.
  - Kayaks need to be stored on the available racks on the beaches – they are not to be tied to trees on the beach.
  - Our jetties continue to do the work they were designed to do. Lex-Hi still has beaches, while most of our neighboring communities have none. We are very fortunate indeed.
  - No modifications will be made to the jetties without general membership approval.

- 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. There was a suggestion that we have the Sheriff tag the ones that have been in the same spot for years (for removal).
- 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.
- Gladly reminded the community to support our local businesses.
- Lynn Secord asked for volunteers to sign up to be “Block Captains” to help organize street activities, beach clean-ups, etc. Lynn created welcome packets for new residents, containing by-laws, and local information.

## **IX. Trustee Nominations**

Diana Larsson asked for nominations for the open trustee positions.

- The following people were nominated for open trustee positions: Renee Jobbitt, Mary Wade, Steve Minnick, Lynn Secord, Mark Hayden, Gary Victor, Dave Czech and Jan Pillars.
  - Renee, Mary, Steve, Lynn, and Gary accepted.
  - Mark, Dave and Jan declined.
  - Nominations were accepted and closed.
- Election will be held on July 27<sup>th</sup> from noon until 3:00 PM.

## **X. Bluff Committee Report -**

Committee chair Debbie Bonneau was excused and not available to report.

- We have the Request for Proposal document prepared to present to potential contractors for bids on the work.
- We do not have the funds to execute the plans, until we resolve the dues increase issues.

## **XI. Renters Rules –**

Mike Lackomar read the Rules for Renters document.

- These need to be displayed at rental cottages & homes for the renters.
- They should be presented to all renters by the landlords.
- A question was presented regarding when “quiet time” begins. Mike will check to verify the time.
- People can call Sheriff’s Office if someone is being obnoxious.

## **XII Mystery Night –**

Ben Taliaferro said the event will take place on August 30<sup>th</sup> at 6:00 PM

- Ben explained the theme will be Disco era fun.
- Tickets are \$5.00 in advance – there will be limited availability.
- Attendees - Please bring an appetizer.

## **XIII Community Concerns/Comments –**

Vice President Renee Jobbitt read the General Membership Rules.

- **Michelle Hirschfield 7395 Juniper** – Asked whether the Lex-Hi Board still wanted her to post to the community Facebook page. Consensus was that it was helpful and she should continue posting (if she wanted to).
- **Allan Pollack 7361 Worth** – Thanked the Board for the ramp repairs & rail. He also recommended that we consider a terraced ramp like the one on Zenith.
- **Charlotte Caldwell 7336 Rosewood** – Requested that a flood light be installed at the club house that would shine out to the road to make it easier to see (at night-time functions).
- **Janice Hall 7359 Oak** – Reported the ramp at the bottom of Oak needs to be repaired.
- **Charlie Gladhia 7459 Nymph** – Asked what happened to the dues increase. (Gladly reported that there was a legal technicality that needs to be addressed for Lex-Hi dues increases and assessments. We are hoping to have that resolved for a dues vote next year).
- **Terry ? 7319 Rosewood** - Inquired why we need a dues increase and that the Board should specifically itemize what we need additional funds for. (Gladly pointed to the chart posted at the club house showing the open and completed projects that are funded by our annual dues).

### **XIII Community Concerns/Comments (continued)**

- **Reggie Zalewski 7321 Rosewood** - Had four issues:
  - He recommended that we scan the old Lex-Hi records, instead of storing hard copies. (We don't have the equipment to do so).
  - He inquired whether the sewer retention pond has already exceeded its capacity. (This is not known as of yet).
  - He questioned whether the boat ramp key sales fully supported the maintenance of the ramp. (We had major repairs the year that exceeded the normal yearly costs, however it looks like the key sales revenue falls short of the annual costs of installing & removing the wood ramp extension). Reggie suggested that we consider raising the key price to \$25.00/year.
  - Reggie stated that he believes the culvert issues some people are having, should be the responsibility of Sanilac County because they are on county property.
- **Karole Masty 7362 Worth** – Complained about the large stones that were applied to the roads. (Gladly responded that the county still need to fix that situation – she recommended that residents call the county road commission to complain).
- **Maureen Crank 7068 Emerson** – Requested a stop sign be installed at Emerson and Nymph for public safety. (This is a county issue and not something that Lex-Hi can do. It is also unlikely to happen because the established traffic patterns have stop signs only on the east/west streets and none on Emerson which is a north/south road).
- **Richard Gage 7365 Juniper** – Richard stated that the Juniper Street bluff committee wants to have their tree planting proposal considered by the Lex-Hi board.
- **Regina Gage 7365 Juniper** – Asked that the board approve funding for the Juniper tree planting project.
- **Donna Fuhr 7346 Juniper** – Asked that the board help coordinate the bluff improvement activities. (Gladly responded to the Juniper committee concerns, indicating that they would be discussed by the Board at the next meeting).
- **Karen Callus 7398 Ivy** – Inquired why the kiddie parade was moved from 11:00 AM to noon. (Gladly explained that the change was made to accommodate church goers, who would otherwise not be able to participate).
- **Darlene Surhigh 7168 Lakeview** – Suggested that there should be no trees planted on the top of the bluff.

Motion to adjourn by Julie Hayden – Seconded by Renee.

Motion Carried. (201911)

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

- **Euchre Night –7:00 PM – July 27, August 17**

- **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)**

- **July 13, 27, August 3, 17, September 14**

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