



Lexington Heights Inc.  
Board of Trustees Meeting

May 18, 2019

**I. Call to Order**

The meeting was called to order at 9:06 AM by Association President. (Glady)

**II. Trustees Present**

Mark Hayden

Renee Jobbitt

Mike Lackomar

Steve Minnick (Excused to leave early)

Lynn Secord

Glady Stablein

Mary Wade

Diana Larsson

Liz Alimpich (Excused)

**III. Reading/Approval of September 15, 2018 Minutes (Steve Minnick)**

There was discussion about the July 27 meeting being too close in timing to the August 3<sup>rd</sup> meeting.

Glady proposed that we keep the meeting on the 27<sup>th</sup> (as the calendar had already been posted).

The reading of the September 15th minutes was completed with a motion to approve by Mike – seconded by Diana - all accepted. – Motion passed **(201839)**

### **Reading/Approval of September 23, 2018 Special Meeting Minutes (Steve Minnick)**

The minutes were accepted by Diana, as presented – seconded by Mark - all accepted. – Motion passed **(201840)**

## **IV. Member Topics**

No Members were present.

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

- Treasurer, Mary Wade, gave an oral and written report of recent expenditures.
- Mary reported a balance of \$58021.20
- Mary said this is the lowest balance she remembers reporting.
- Accounts receivable \$58,897.00
- Mary reported year-to-date expenses at \$8,314.30.
- Mary requested approval to cash in two older CDs (from 2008 and 2011) to cover expenses for 2019.

Motion to approve made by Mike seconded by Mark – Motion carried **(201841)**

**The Treasures Report was accepted as presented.**

## **VI. Clubhouse Report**

- **Pine Street flooding issue** - This was addressed by replacing the culvert. Gladys said we may yet receive a bill from the township.
- **Swing-Set Repair** – we need a new baby seat to be installed. Mark will see if he can find a replacement seat.

## VI. Clubhouse Report (continued)...

- **Clubhouse Manager concerns –**

- The wall under the A/C unit is spongy – probably moisture damage.
- The ceiling in the men's room is also spongy – maybe new drywall is needed.

Mark will investigate what needs to be done to repair these issues and report back to the Board.

## VII. Bluff/Parkway Maintenance

- **Committee Report** – no report at this time.

- Bluff Trimming – Billy's Tree Service will review the next section to be trimmed (Oak, Nymph, & Maple) 5/18/19 at 1:30 PM. – Also need to verify that the last section was completed as planned.
- This work was already approved by the Board in 2018.

- **G2 Consulting Group Report** – Detailed report was provided as a blueprint for the work that needs to be quoted by qualified excavating contractors.

- We need a list of contractors – Gladys will ask Ann Vaara and Jennifer Casey from G2 for qualified candidates.
- The Board needs to review the cost of additional line items on the original G2 quote to determine if we will approve any more work from them.
- Steve suggested that the Board may want to consider having a Q&A session with the selected contractor candidates and G2, to clarify the scope of work. Need to see if G2 would support this as part of their services to Lex-Hi.

- **Maple Street Blowout** – Alex Weiss did the work, combining 3 pipes to the drain.

- The drain has failed and is rapidly eroding the bluff.
- Gladys will get a repair plan/quote from Weiss and inform the Board

Steve motioned to approve getting a plan & quote for the repair work – seconded by Renee –

Motion passed (**201842**).

- **Beach Clean-up** – Need to continue to work to keep beaches clean and free of trash and debris.

- Recommend “Street Captains” to volunteer to organize clean-up of their street.
- Street Captain Job Description:
  - Passes out flyers or notices of clean-up to recruit volunteers.

- Organizes beach Clean-up.
- Street contact person for Lex Heights, Inc.
- Hands out “new comer folder” which will include By-laws, Rules for Renters, Lex-Hi Newsletter, and a list of local businesses.
- Discussion of how to get members residing on the other side of M25 to get involved – further discussion needed as we develop the plan.)
- **Boat Ramp Keys** – Mark to contact Noble Locksmith.
  - \$10.00 for new lock cylinder.
  - \$ 6.00 per key – need 50 keys.

Mike motioned to approve the expenditure – Diana seconded – Motion passed (201843).

## VIII. Unfinished Business

- **Boat Ramp Repairs** - deck boards and bolts need replacing – Parker construction will handle the repair & installation.
- **Clubhouse Sound System** – will be ready for the General Meeting as per Mike.

## VIII. Unfinished Business (continued)...

- **Dues increase** –Legal opinion: We did not have the greater than 50% of total membership voter approval needed to pass the increase.
  - Gladys is investigating the possibility of getting an amendment to the state law requiring greater than 50% voter approval to pass dues increases.

## IX. New Business

- **Renewal and CANN policy** – Mike will renew domain registration for LexHi.org by September
- **Secretary/Webmaster Duties** – The Board needs to understand the division of work.
  - Steve & Mike will meet to define and document Job descriptions for each position.
  - Board members recommend:
    - Steve handles writing duties (minutes, newsletters, notices).

- Mike handles website and electronic duties (Facebook page, updates, e-mail).
- **Election Chair**– Diana will have the election chair assignment this year.
  - Mark, Steve, Lynn, Renee and Mary are up for election.
  - Election Day is July 27, 2019.
  - Absentee Ballots – Renee and Diana will draw up a plan for how to handle absentee ballots.
- **X. President's Comments/Concerns:**
  - **Communications** – Gladys expressed thanks for use of “group texting” by Board members to quickly and effectively communicate information, action plans, and opinions as a problem solving tool (even when members are out of town).
  - **Sewer Update** – Board discussed the latest information on sewer system.
    - The Board will pay sewer cost over 40 years.
    - Other subdivisions in Worth Township are meeting June 1<sup>st</sup> to discuss concerns regarding the sewer project.
    - Permit costs – Contractor (\$105.00) Health Dept. (\$50.00) Worth Twp. (TBD).
    - Licensed Plumbers and Contractors must do the work.
    - Sewer cost billing starts immediately after the permits are pulled.
  - **Board Trustees** – Terms need to be 3 years to be more effective and provide continuity.
    - Renee will talk to Gene Komaromi to get his input – so the proposed change can be voted on at the Annual Meeting.
  - **Purchase of Supplies** – We need to be careful about how much we order for events.
    - Last year we had way too many packages of Hotdogs for the Corn Roast.
    - The remaining packages of hotdogs will be sold at \$6.00/package (24 packs).
  - **Tulip House Dues Issue** – The owner of two houses on Tulip declares both houses are on one lot. However, the township has installed two sewer hook-ups (one for each house). The owners are required to pay dues on each house/hook-up.
    - We need to make sure they receive two separate bills for the two addresses.
  - **Clubhouse Manager** – The board discussed how to handle Julie’s duties after she resigns.

## **XI. Duties for 2019**

- **Bluff Posting/Maintenance** – Mark Hayden
- **Publications/Sign Board** – Lynn Secord
- **Election Chair** – Diana Larsson
- **Block Caption Chair** – TBD

## **XI. Duties for 2019 (continued)**

- **Euchre** – Mary Wade & Renee Jobbitt
- **Corn Roast** – Mary Wade – All Trustees expected to work
- **Parade** – Renee Jobbitt
- **Chili Fest** – Gladys Stablein & Renee Jobbitt

## **XII Community Events for 2019:**

- **Euchre Night** – 7:00 PM – **June 22, July 27, August 17**
- **Annual Meeting** 10:00 AM **June 29**
- **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**

## **XIII Board Meetings for 2019 (all at 9:00 AM)**

- **May 18, June 1, 22, July 13, 27, August 3, 17, September 14**

- Mark moved to adjourn – Seconded by Mike – Motion Carried (201844)

**BACK**

