



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 3rd meeting.

Glady proposed that we keep the meeting on the 27th (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. Glady 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.
 - Gladly 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** – Gladly 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 1st 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](#)

