

**Lexington Heights Inc.**

**Board of Trustees Meeting**

**May 22, 2021**

**I. Call to Order**

The meeting was called to order at 9:10 AM by Association President. (Gladys)

**II. Trustees Present**

**(All Present)** Renee Jobbitt, Diana Larsson, Liz Alimpich, Steve Minnick, Don McColman, Lynn Secord, Gladys Stablein, Mary Wade, Gery Victor.

**III. Reading/Approval of 9/19/20 Minutes and 9/24/20 Special Meeting Minutes –**

The Board members silently read the minutes.

After the reading of the minutes from 9/19/20, Diana motioned to approve the minutes with a couple corrections – seconded by Gery, all approved - motion passed **(202101)**.

After the reading of the minutes from 9/24/20, Don motioned to approve the minutes as written – seconded by Lynn -- All approved – Motion passed **(202102)**

**IV. Member Topics –** Several community members were in attendance to present issues.

- A member expressed her dissatisfaction over the Board's attempt to collect delinquent dues from her. She claimed that she never received a dues notice or a collection letter. This unfortunate situation may be due to a wrong mailing address. Treasurer Diana has looked into this issue and it is being amicably resolved.
- A member is concerned about the practice of leaving the grass 12 inches high near the bluff. The reason for the higher grass near the edge of the bluff is to help prevent erosion during heavy rains. The member is worried that the higher grass could be a haven for ticks, which could attack dogs or young children. She suggested we maintain the grass height to 4 inches long.
- There was a complaint that the parkway has not been mowed recently and the clubhouse lawn and kiddie park need cutting.

- Another member commented on the new Past Due dues collection process. She complained that the process was done without public announcement. She suggested we meet with a lawyer to discuss open meeting laws. Secretary Steve noted that both he and President Gladys, met with a lawyer for three hours last Fall, and held a special meeting to correct the issues brought to our attention, regarding the meetings. The member claimed that the new collection process was discussed after the General meeting on September 12<sup>th</sup> was adjourned. The meeting was re-opened to discuss unfinished business, namely collections. She implied this was done on purpose, to meet without community members present. This of course, was not the case. It was noted by a board member that we forgot to discuss ways to get more funds, as we were dangerously low after the summer projects. The meeting was re-opened, immediately, and any members could have stayed for that discussion, if they wanted to.
- This member also noted that minutes from the special meeting of 9/24/20 were not posted on the website. Webmaster Lynn noted that the minutes were not yet approved by the Board. However, they should have been posted as "not yet Board approved". Lynn will post the 9/24/20 minutes right away, and make sure tentative minutes are posted, with the note "not yet Board approved".

## **V. Reading of Treasurer's Report/Financials – Treasure Diana Larsson**

- Treasurer, Diana Larsson, gave an oral and written report of recent expenditures, collections, and our financial status. Trustee Liz provided an update of the new dues collection status report. The reports were accepted as presented.

## **VI. Committee Team Reports – The reports are brief as the summer season is just beginning.**

- **Bluff/Parkway Team** – Gery Victor & Liz Alimpich

Bluff Brush Trimming -

This has been proceeding as scheduled by Billy's Tree Service.

- Trimming has been done from Ivy to Maple, however, the work was interrupted by a community member and Billy's crew did not finish the job.
- Billy has requested a meeting with the Board about incessant interruptions and unauthorized instructions from various community members.
- Any hardwood trimming (if needed) will be done in the Fall, when authorized. This only needs to be done every 2 to 3 years.

Missing Posts –

We are missing some posts along Lakeview at tulip and Juniper.

- Gery will replace them this week.

- Gery is also looking at various sources of fill dirt to shore-up eroded areas of the parkway.

- **Beach/Jetties/Boat Ramp** – Lynn Secord, Don Mc Colman

Lake Access -

- The boat ramp is now open.
- There is some debris on a few beaches that will need to be cleaned up.

Beach Stairways -

- The steps all look to be in good shape, except for the bottom of Zenith.
- Don McColman is working to replace the stairs next week – Gery volunteered to help him.

- **Clubhouse/Grounds & Property** – Renee Jobbitt, Diana Larsson, Gladys Stablein,

Playground -

- The slide needs to be repaired.
- We will need to have some low hanging branches cut for safety reasons.
- Gladys will contact Billy's Tree Service to get this done.
- Gladys will plan a volunteer playground clean-up like we had last year.

- **By-Law Enforcement Team** – Gladys Stablein & Steve Minnick

- We will be continuing our examination of our By-Laws – to bring them up to date and make them consistent with current practices and state law.
- We need to investigate a recent Road Commission report on “Outfalls”.
- We don't know enough about it yet, but will check with Worth Township to get more info.
- No other new actions to report.

## **VII. Unfinished Business –**

Sewer Project -

- Permits have been approved.
- Need to have Lee pump out the septic tank.
- Weiss will do the sewer hook-up and excavation work.
- Tim Reifert will supervise the project.

## **VIII. New Business –**

### Property Access -

- Access to Lex-Hi property was requested by Ted Parker to repair a protective wall on Mill Creek
- This work is required by a Grove Street resident, whose home is in danger from extensive erosion of the creek bank.
- Steve will write an official letter authorizing the access.

Diana motioned to allow the property access for Parker Construction. Seconded by Don – All approved – Motion passed **(202103)**

### Clubhouse Rental –

- Now available at 50% occupancy
- After July 1<sup>st</sup> 100% occupancy with no mask mandate.
- Planned Euchre nights are OK

### Parking Permits Stickers – (like Blue Water Subdivision)

- Tabled until we have further community president's meetings this summer.

### Summer Kick-off – Pot Luck

- Covid restrictions are an issue.

Liz motioned that we cancel the Pot Luck Party for this year – seconded by Diana – All members agreed – Motion Passed **(202104)**

### Dues Increase -

- Less than half of the membership deed information has been gathered.
- We will need wait until the dues are in, to determine our next actions on this issue.

### Elections - Chair

- Gladys and Liz will oversee the voting and election process.

**IX. President's Comments/Concerns** – The Board's work seems to be getting tougher. Trustees and Board officers want to quit – Primarily due to all the complaints, accusations and innuendos from some community members. It's clear that the hard work by this very dedicated Board, is not appreciated by some.

**X. Trustee Comments/Concerns** – Ongoing discussion issues.

- **Dogs** – People keep violating community rules.
  - Dogs are on beach at all hours
  - Dogs not on leashes.
  - Owners not picking up after their dogs.

Some further debate continues on changing the hours for dog access to the beaches. It was suggested we consider allowing dogs on the beaches before 10:00 AM and after 6:00 PM. More discussion is needed.

**X. Trustee Comments/Concerns (continued)**

- **Signage at beach access points** –
  - We need more signs at each staircase to communicate community policy.
  - Lynn volunteered to make signage recommendations for the board to consider.

**Adjournment**

Renee motioned to adjourn the meeting. This was seconded by Diana – All trustees voted Aye.

Motion passed (202105)

**Planned Community Events**

Summer Kick-off June 5<sup>th</sup> **Cancelled**

Euchre Night June 26th 7:00 PM

Annual Meeting June 26<sup>th</sup> 10:00 AM

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

### **Remaining Board Meetings**

June 12th 9:00 AM

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