

Lexington Heights Inc.

General Meeting

September 11, 2021

I. Call to Order

The meeting was called to order at 10:04 by Association President, Bob.

II. Trustees Present

Liz Alimpich, Bob Alimpich, Terry Gaw, Renee Jobbitt, Diana Larsson, Don McColman, Lynn Secord, Gladys Stablein and Dottie Schulte (excused/absent)

III. Invocation

Steve Minnick gave the invocation – petitioning God for guidance, good health, and safety for our community. We acknowledged our deceased and honored those serving in the military.

IV. Pledge of Allegiance

Bob Alimpich led the community in the Pledge.

V. Reading of the Minutes

Lynn Secord read the minutes from June 26, 2021 the Annual Meeting. The minutes were accepted as corrected by Ben and seconded by Reid. All approved. Motion passed. (202127)

VI. New Members

Karen Burkett, 7302 Laurel, was welcomed to the community.

VII. Reading of Treasurer's Report/Financials

Treasurer, Diana Larsson, gave an oral and written financial report.

- Diana reported that we have a bank balance of \$55,048.38. (\$38,915.86 in checking and \$16,132.52 in a CD)
- A member from 7355 Nymph requested a Profit and Loss statement and balance sheet. Diana responded that members had requested the kind of report that she provides. The member wants to see the total income. There was discussion about the reports available on QuickBooks. The board will provide a Profit and Loss financial report by October 11, 2021 on our website.

- Bob read the letter from our CPA, Jennifer Kursinsky, stating that she assisted Lexington Heights with the task of reconciling and cleaning up the QuickBooks for the months of August 2019 through August 2020. The office also assisted Diana Larsson with any questions she had regarding the use of QuickBooks. This was done prior to Diana becoming the Treasurer for Lexington Heights. Shaw, Franzel, & Kursinsky are the Certified Public Accountants.
- A member from 7836 Ivy asked about the total amount spent on trash removal. The monthly bill fluctuates due to rising fuel costs. The financial report shows that \$11,186.67 was spent this year with \$6,951.78 estimated through December 2021. He questioned if trash removal really used 85% of our budget. Trash removal and yard waste is our largest expenditure.
- The treasurer's report was accepted and filed.

VIII. Reports of Board Committees

Bluff & Parkway – Liz Alimpich, Dottie Schulte

- The need for berthing on the parkway was discussed. The committee is looking at an area between Oak and Pine. There is a need for clean fill dirt for this project. There was a discussion about using sugar beet soil. Terry will meet with a Tech from the Sugar Beet factory to discuss this issue. He will report to the Board regarding the use of beet soil.
- Karole from 7362 Worth wants to be on the Bluff Committee. Liz requested her phone number.
- A member from 7359 Walbridge wanted to know if there was a way to let people know our need for fill dirt and cement.
- A member from 7068 Lakeview reminded the community that permits must be obtained before cement is used on the bluff. She also feels that drainage issues need to be corrected first.
- Reggie from Rosewood discussed the importance of inspecting any concrete that might be used.

Beach/Jetties/Boat Ramp – Don McColman, Lynn Secord

- A group of volunteers trimmed trees that were growing out of some of the jetties.
- The boat ramp has been removed for the season. There are about five boards that are broken and will need to be replaced.
- Don recently walked the beach and reported very little litter along the beach.
- A member from 7407 Zenith expressed her concerns about the safety of the current Zenith steps and wanted to know what the Board is doing about putting metal steps in at Zenith. The Board informed her that Terry Gaw and Don McColman, both residents on Zenith, have talked with Parker and obtained a quote ranging from \$21,000 to \$25,000 for a new stairway with landing.

- The Nymph jetty needs a weld repair. Some other jetties are eroding near the bank/bluff.
- There is a tree by the Walbridge jetty that needs to be cut down.

Clubhouse/Grounds/Property Maintenance – Renee Jobbitt, Diana Larsson, Gladys Stablein

- Renee reported that gravel had been added to the access road.
- The Committee would like to fix the threshold coming into the garage.
- The clubhouse needs to be rewired.
- Thanks to Gery and Maureen for their work on repairing, sanding, and painting the picnic table.
- More peastone is needed for the playground.

By-Law Enforcement – Gladys Stablein, Terry Gaw

- Gladys read over some possible revisions to the by-laws that Gladys and former Board member, Steve Minnick, had considered.
- Any by-law changes must be approved by the general membership.
- Article IX, Section 6, needs to be amended to allow members with delinquent dues to vote. It currently reads “No owner shall be entitled to vote for any nominee for the Board of Trustees unless such owner is not delinquent in the payment of any dues or special assessment levied against their property as defined in Article X, Section 2.”

IX. President's Report

The President's goal is for Lexington Heights to be a volunteer driven community. He encourages everyone to help with the manual labor. He thanked all the volunteers at the Corn Roast and the Children's Parade. He would like to see everyone work together as a community.

X. Reading of the General Membership Rules

Don McColman read the Membership Rules. Tom Wilson corrected the use of “only members in good standing”. He said that needs to be deleted from the Membership Rules.

XI. Community Concerns/Comments

- A member from 7118 Lakeview said that she and another member had reviewed the 2021 election results. There were 203 votes in this election. As per their FOI request to the Board, the Board provided them with access to all voting results. Addresses were redacted. These members feel that proxies were used inappropriately and might have influenced the election results. They feel that proxies should only be used for Trusts and LLCs. The member stated that they will not be asking for the election to be redone. The member mentioned a text message that she had sent to Bob Alimpich regarding the election results.

- Harry Grates from 7351 Nymph proposed a motion to have the General Meeting the weekend before Labor Day. Kurt R. seconded. The Motion was voted on and approved. (202128)
- Michelle H. needs help with the Lexington Heights Homeowners Facebook page. She needs help verifying addresses of members. I informed her that this was a discussion item at the August 28 Board meeting. It will be on the September 25 agenda. Bob invited her to come to that meeting to discuss this further.
- Kurt R. on Grove proposed a Motion “No more cutting by the Lexington Heights Board on the bluff until the Zenith stairs are repaired.” Debbie B. 7086 Lakeview seconded. The Motion was voted on and approved. (202129)
- Carol 7022 Lakeview wanted clarification about trimming on the bluff. Members that would like to do some trimming on the bluff **must** have Board approval. A Board member must be present during the trimming.
- A member from 7022 Lakeview expressed a concern about proxies being harvested.
- Another member from 7685 Walbridge thinks proxies should be used for the right reasons and not only for LLCs and Trusts.
- Reggie from Rosewood wants to know if the chicken wire garbage bins are approved by either Lex Hi or Worth Township. He thinks people are violating the 24 hour rule by putting their trash out too early.
- Board Proposal of 7/24/2021 “To increase the annual dues from \$125 to \$200 and increase vacant property from \$50 to \$75.” Debbie B. (7086 Lakeview) proposed this Motion. Reid Larsson seconded. The Motion was voted on and approved. (202130)
- Tom Wilson said that a majority of all of the members of the corporation is required to assess annual dues. (Public Act 137 of 1929 MCL 455.201)
- Ben from Lakeview feels the Board needs to present a budget to the community showing what the dues will be used for. A member from 7319 Rosewood wants to know what the increase will be used for and he feels we need to “sell” it to the community.
- A member from 7118 Lakeview is willing to facilitate with proposing the dues increase to the community.
- Renee reminded the community that the increase in dues would be used for: New steps on Zenith, electrical work at the clubhouse, updating the clubhouse bathrooms, berming on the bluff, repairing the boat ramp, and tree work on the bluff. These are all projects that the Board would use increased dues to accomplish.
- There was also much discussion about updating our current database. Sandy, 7118 Lakeview, is currently working with Diana to update the database using information from Sanilac County. Karole from Worth volunteered to help. This will give us a clearer picture of how many members we have.

Adjournment

Ben motioned to adjourn. Reid seconded. Motion passed. (202131)

Planned Community Events

Chili Fest, September 25, 6:00 PM

Remaining Board Meetings

September 25 @ 9:00 AM