

Lexington Heights Inc.

General Meeting

September 12, 2020

I. Call to Order

The meeting was called to order at 9:00 AM by Association President. (Glady)

II. Roll Call of Trustees – Secretary Steve Minnick

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

III. Invocation – Secretary Steve Minnick

IV. Pledge of Allegiance – President Glady Stablein

V. Reading/Approval of Annual Members Meeting Minutes from June 27, 2020

- Secretary Steve Minnick read the minutes.

Larry McNamara motioned to approve the minutes as written – seconded by Ben Taliaferro, motion carried **(202028)**.

VII. Introduction of Board Members – President Glady Stablein

VIII. Introduction of New Lexington Heights Residents – President Glady Stablein

- No New Members

IX. Treasurer's Report

- Treasurer, Diana Larsson, gave an oral and written report of recent expenditures and our financial status. She introduced a new streamlined report, showing Available Funds, Association Reoccurring Expenses, and Project Costs.

The report was accepted as presented.

X. Introduction of New Board Committees & Responsibilities – President Gladys Stablein

- **Bluff Team** - Gery Victor & Liz Alimpich - Gery gave the report of team plans.
 - Bluff Brush Trimming proceeding weekly – hardwood trimming in October/November.
 - Re-establishing protective dirt berms to prevent rain drainage & flood damage.
 - Will move obstructed benches.
 - Replace damaged staircase steps.
 - Reattach drains to beach.
 - Identify target areas to plant new trees.
- **Beach Team** – Don McColman & Lynn Secord - Lynn gave the report of team activities.
 - Team is walking the beaches to identify issues to be addressed.
 - Satinwood beach clean-up was a massive success.
 - Noted a pine tree growing out of the jetty north of Maple – needs to be removed.
 - Rosewood steps are covered with sand.
 - Noticed tires in the creek north of Walbridge.
- **Clubhouse Team** – Renee Jobbitt, Gladys Stablein & Diana Larsson – Diana gave the report of team plans.
 - Julie Hayden has accepted responsibility as Clubhouse Manager.
 - Diana defined the team members responsibilities.
 - Julie & Bob Alimpich will identify projects for the building & playground repairs.
 - Gladys will manage the sewer hook-up.
 - Gladys & Renee will address property tax responsibilities.

- **By-Law Enforcement Team** – Gladys Stablein & Steve Minnick – Steve gave the report of this team's plans.
 - Looking at By-Law document changes. It is not congruent with Michigan law (in parts).
 - Studying By-Laws of other like communities.
 - Plan meeting with Sheriff to discuss enforcement options.
 - Increased police involvement.
 - Considering vehicle registration for community golf carts and other vehicles.
 - Violation notices.
 - Potential vehicle towing for violations (like Great Lakes Beach).
 - Plan to meet with new Worth Township Supervisor.
 - How to handle dogs on beach violations.
 - Illegal Fireworks, and other violations.

XI. President's Report – President Gladys Stablein

- Introduced newly elected Trustees from the July 25th election.

 Gladys Stablein, Don McColman, Diana Larsson, & Liz Alimpich.

- Reviewed community reminders –

- Fill out blight forms to report neglected properties.
- Garbage is not to be out more than 24 hours before scheduled pick-up.
- Still waiting to see if there will be an extension on the sewer deadline.
- We continue to work with the Road Commission on drainage issues.
- We plan on sending a questionnaire with the Spring Newsletter to update our list of deed holders.
- Briefly discussed Oak ramp issue.
- Renter's Rules read by Gery Victor

- Other Ongoing Community issues –

- Party Houses – late night loud parties and fireworks.
- Increasing number of rental properties and concerns about following community rules.
- Dogs on beaches.
- Concern about turning our issues over to other communities – not going to happen.

- Thanks to Community Volunteers -

- Thanks to all who have helped with beach clean-ups, and other volunteer projects.

XII Member Topics – A large group of members were in attendance to present issues.

Community concerns are recorded and reviewed during regularly scheduled Board meetings.

Liz Alimpich read the General Membership Rules.

- There was an inquiry regarding whether the recycling bin would be coming back for community use. It's unknown at this time, however the largest issue was people dumping garbage into the recyclables.
- A complaint was lodged regarding the reoccurring tent city on a lot on the corner of Emerson & Yale, accompanied by loud parties and fireworks late into the night. This violates the Worth Township noise ordinance.
- Another resident questioned who was enforcing the Renter's Rules and suggested the landlords need to be held accountable.
- There was a suggestion that we issue some sort of community violation notice to landlords.
- One resident complained that the Board officers should not be receiving a stipend for their work. These jobs require a lot of time and effort – the stipends amount to pennies per hour and are granted by our by-laws.
- One owner suggested we have special zoning for rental properties with penalties for community violations.
- We had another comment on the need for local recycling for our community.

- This was followed by a question asking why the Board did not catch the accounting errors leading to the incorrect bank balance. The Board has been working hard to address the errors, creating new reports which more accurately reports community funds, ongoing expenses, and special projects. Additional safeguards and oversight have been enacted to ensure accounting accuracy.
- There were some comments regarding by-laws and the current version (2016). The correct version is now on the Lexhi.org website.
- Some discussion regarding getting a permit for the Oak ramp repair. The Board has been in contact with EGLE and the necessary permit is in process. It will be available far before the project begins.
- Another member inquired whether the Board gets multiple bids for contracted work. The Board responded that it has always been our policy to do so.
- One community member asked about when we would consider another vote on dues or maybe even a special assessment to maintain our bluffs, beaches, and other needed projects. This continues to be discussed to find a solution.
- Dogs on the beach during restricted hours continues to be a hot topic. There was a suggestion to adjust the “dogs on beach” hours, and another to devote a specific beach as a dog park.
- One long-term resident gave thanks to our Treasurer, Mary Wade for her hard work over the years.

A motion to adjourn was presented by Carol Morissette, seconded by Ben Taliaferro. Motion carried **(202029) Meeting Adjourned**

A motion to re-open the meeting was brought forward by Steve Minnick, to address some urgent housekeeping issues that came up. This was seconded by Diana Larsson. The Motion carried **(202030)**

We need a new PC to replace the damaged Treasurer's computer –

- The Treasurer's laptop was dropped and severely damaged.

Liz motioned that we approve the purchase of an available used laptop for \$250.00. This was seconded by Gery. Vote passed unanimously – and the motion carried **(202031)**.

- Diana proposed a solution to collect delinquent dues payments (at least 6 months past due).

- We have a significant amount of bad debt accounts receivable.
- We are all unfairly subsidizing garbage pick-up and other services for deadbeats.
- Bob Alimpich offered his services to collect payments owed to Lexington Heights, Inc.
- The violators will pay any court costs.
- Payment will be 10% of moneys collected.

Diana motioned to go forward with this collection plan – seconded by Steve. All in favor – motion carried. **(202032)**

Diana motioned to adjourn the meeting – seconded by Gery – Motion passed **(202033)**.

XIII. Community Events for 2021:

- **Summer Kick-off Pot Luck Event at Clubhouse – June 5th at 6:00 PM Annual Meeting – June 26th at 10:00 AM**
- **Euchre Night - June 26th at 7:00 PM**
- **Kiddies Parade – July 5th at 12:00 Noon at Boat Ramp**
- **Euchre Night – July 10th at 7:00 PM**
- **Board Trustee Election – July 24th from 11:00 AM - 2:00 PM**
- **Euchre Night - August 14th at 7:00 PM**
- **Corn Roast - August 21st from 1:00 PM - 4:00 PM**
- **General Meeting – September 11th at 10:00 AM**
- **Euchre Night – September 11th at 7:00 PM**
- **Chili Fest - September 26th at 6:00 PM**

XIV. Board Meetings for 2021 – (all at 9:00 AM)

- **May 22th, June 12th, July 10th, July 24th,**

- **August 14th, August 28th, September 25th**