

Lexington Heights, Inc.

Board of Trustees Meeting

September 13, 2025

I. Call to Order

The meeting was called to order by association President, Bob Alimpich, at 9:00 AM.

II. Trustees Present

Bob Alimpich, Liz Alimpich, Debbie Bonneau, Janice Hall, John Medovarsky, Don McColman, Lynn Secord, Dottie Schulte (absent), Sandy Warner (absent)

III. Reading of the August 9, 2025 Minutes

Liz motioned to accept the August 9, 2025 Minutes as written. Julie seconded. All in favor. Motion passed. (202527)

IV. Treasurer's Report

Liz reported a balance of \$87,431.53 in the bank. There is \$21,084.12 in the Huntington Money Market. \$2,677.76 has been recovered from collections. No one has gone to court yet. Court costs are added to the bill for delinquent accounts.

V. Member Comments/Concerns

Glady S. on Maple expressed her concern over the cutting of some black walnut trees on the bluff during the recent bluff trimming project north of the Juniper stairs. She acknowledged what a difficult job the bluff committee has. She suggested trying to trim up the sumacs. Glady also suggested that the Board should plant some new trees on the parkway to protect/hold the bluff. She mentioned that Board members should be present at Board functions such as the Corn Roast. She has noticed that some Board members are absent frequently. She suggested that since the calendar is set a year in advance that Board members should keep this in mind when scheduling their vacations.

Kurt R. on Grove expressed his concerns about the black walnut trees that were cut down north of the Juniper stairs during the recent bluff trimming project. He does not approve of how this fragile area was cut.

VI. Clubhouse Manager-Jan Britz

The clubhouse is booked for a wedding and for a celebration of life in October. **The Chili Fest is on Saturday, October 11 at 6:00 PM.** Jan talked about raising the clubhouse dues. She feels that we should keep the rental fee lower. Clubhouse rental is only open to members.

VII. Bluff/Parkway- Liz, Lynn, Sandy, Jan

Jan Hall expressed her concerns about the recent bluff project between Juniper and Ivy. She said that she did not vote for what was done and would like to rescind her vote. Jan reminded the Board that sumac protects the bluff and it's part of the eco system. (Please note that the sumac will grow back.) She mentioned that EGLE will come out and make recommendations. She thanked Marissa on Juniper for trimming the bushes near the Juniper stairway. She also thanked Kim for helping to clean up the playground.

VIII. Beaches/Boat Ramp/Jetties – John, Dottie, Don

Don reminded residents to remove their kayaks for the winter. Don said that he is going to work on cutting the fallen tree that is leaning on a jetty between Walbridge and Zenith. There was a discussion about pulling the boat ramp out and the needed repairs. It was suggested to use 2 X 10's instead of White Oak for the wood on the ramp.

IX. Clubhouse/Playground – Bob, John, John, Julie

Jan discussed a piece of playground equipment that she had seen on a playground in South Haven. Jan said that she would investigate getting a DNR grant. There was a discussion about adding extensions to the gutters to get the water away from the clubhouse's foundation. Don had installed a foldable downspout near the front door. Lynn suggested adding these to all downspouts as they fold up for lawn mowing. Bob plans to add longer extensions to the downspouts. Lynn suggested getting Allen Heating to come and look at the heater near the kitchen. (During the General meeting, there was a strong smell of gas and the meeting was recessed for a short time.) Bob said that the gas was shut off to the building. (Semco did come out and couldn't find a gas leak.) Since there are events scheduled for October, the building will need heat. Bob said that he will make sure that the east heating unit is functioning for October. He thinks that the west heater needs a new gas valve. Then there was a discussion about adding mini/splits to heat and cool the clubhouse. This would need to be budgeted for next season. Bob will order a new fireplace screen. Bob thanked Kevin Kiepert for helping to clean the gutters at the clubhouse. Bob and Lynn also helped.

X. Old Business

John has reached out to Matthews asking for a quote for the Ivy jetty repair. John has provided Matthews with the dimensions for the job. Jan Hall has also contacted Matthews regarding the job. We are awaiting a quote from him. Matthews also said he was interested in giving a quote for removing the boat ramp. John said that it is not only removing the boat ramp but also doing necessary repairs on the ramp.

John read an email from Bryant Wilke, Health Officer dated August 22. Bryant stated in his email that the two samples taken were random grab samples from Mill Creek and did not represent any beach water quality. Bryant also noted that the presence of E coli doesn't identify that the pump station is leaking. Bryant would anticipate much higher levels of

E coli if we had a direct discharge of raw sewage coming from the pump station. The Health Department plans on doing a more extensive onsite review and checking on the maintenance of the pump station. Lynn will post the complete email to the website.

John read some proposed by-law changes regarding water testing. The Board agreed that we did not want to make any by-law changes regarding water testing. There was a discussion regarding water quality and testing. Julie thinks it is the responsibility of Worth Township and Sanilac County Health Department to test the water quality. We can request Sanilac County to test the water at a cost of \$27 per test. Retesting is done 48 hours after a high level. There was discussion about doing this during the summer months and publishing the results on our website and Facebook page to inform the community. John will contact the Sanilac Health Department to see about setting up a pilot program to test the water four times during the summer season. The Health Department regularly tests the water in Lexington. John stated that the Health Department does not test streams and rivers. Lynn and John attended a Board meeting at Great Lake Shores on August 23. John shared the results of the water testing that we had done. Great Lakes Shores said they were not interested in doing any water testing on their own. They are interested in meeting with us and Huronia Heights to discuss mutual issues.

XI. New Business

There was a discussion about raising the rental fee. Clubhouse rental is only for community members. Liz made a Motion to raise the clubhouse rental fee to \$200. Jan seconded the Motion. All in favor. Motion passed. (202528) The rental fee is (\$165 and \$35 Clubhouse Manager's fee = \$200) There is a \$200 security deposit, which is refunded after the event.

Chili Fest Committee: Glady, Renee, Julie, and Jan Glady and Renee will do the shopping for the party.

XVI. Adjournment

Liz motioned to adjourn. Don seconded. All in favor. (202529)

Upcoming Events

September 27, Board Meeting at 9:00

October 11, Chili Fest 6:00 PM