



Lexington Heights Inc.
Board of Trustees Meeting
September 14, 2019

I. Call to Order

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

II. Trustees Present

(Present) Renee Jobbitt, Diana Larsson, Liz Alimpich, Mike Lackomar, Steve Minnick,
Lynn Secord, Glady Stablein, Mary Wade
(Absent/Excused) Gery Victor.

III. Reading/Approval of August 17, 2019 Minutes – Steve read the minutes for 8/17/19.

Liz moved to approve the minutes - Mike seconded, all approved - motion carried (201923).

IV. Member Topics

Julie Hayden –

- Julie presented the idea of a Welcome Back Party in the Spring
 - o She suggested having a Pot Luck/BYOB party with a DJ and dancing.
 - o She recommended a \$5.00 cover charge to cover costs.
 - o This was well received. Diana, Liz, and Lynn volunteered to work on a plan to be discussed at our 1st Board meeting next year.
 - o Other ideas under consideration is a Put-Put golf outing and a property Beautification Contest. These will require further development.

V. Reading of Treasurer's Report/Financials

- Treasurer, Mary Wade, gave an oral and written report of recent expenditures.
 - o Mary reported Total Assets of \$66,106.26
 - o Accounts receivable \$13,172.27

The Treasurer's Report was accepted as presented.

VI. Clubhouse Report

- Clubhouse floodlight – Motion sensor floodlight was Installed and working as desired.
- Need Volunteers – Glady is requesting volunteers to help build and install storage shelving in the garage.

VII. Bluff/Parkway Maintenance

- Committee Report – Committee Chair: Debbie Bonneau
- Tree Purchase Request – 3 maple trees have been selected. They will be placed in areas selected and marked by the Bluff Committee on bare areas on the Juniper Street bluff. The cost is approximately \$1000.
- Additional Trees Needed - Lynn said we also will need some trees planted at the Rosewood Street bluff. This issue will be reviewed in the 2020 season.

A motion to purchase 3 maple trees and have them professionally planted by Lexington Gardens Nursery was brought forward by Steve – Seconded by Liz. All in favor – Motion passed (201924)

VIII. Unfinished Business – quotes for completion of the engineering plan provided by G2....

- Request for Quote – No quotes have been received yet from the contractors provided by St. Clair County.
 - o Steve followed up with calls to Raymond Excavating and M.L. Chartier, Inc. on 8/26.
 - o Raymond promised a quote by week of 9/2. – didn't happen.
 - o M.L. Chartier promised a call back 8/26. – didn't happen.
 - o Both companies said they were extremely busy and booked through the Fall. In either case, Steve did expect a response as promised.

Dead issue for now – due to doubtful effectiveness of G2 design as indicated by 2 of 3 contractors and also, our lack of funding.

- Parker Assessment – Gladys met with Ted Parker
 - o Ted also had some serious doubts about the G2 Design.
 - o Parker recommended that we leave the bluff alone for now.
 - o He suggested we consider putting large boulders at the bottom of the bluff for added support structure.
 - o Ted also recommended that we install a concrete surface drain along the edge of the road, where it drops down to the boat ramp apron – hopefully we can get approval and funding early next year.
- Culverts/Camera Tests - It looks like we are going to get some action to review & repair the non-functional drains soon.

IX. New Business –

- Set Calendar for 2020 activities – The board went through the 2020 calendar to plan dates for all community events and required board and public meetings. We successfully set our 2020 plan.
- Sewer Hook-up quotes for the Clubhouse – Steve will get at least 3 quotes from qualified contractors.
- Approve Phase 3 of the Bluff Trimming Plan – This is the cutting/trimming plan by Billy's Tree Service for Worth, Pine, and Rosewood.

A motion was put forward by Mike to go with the documented Phase 3 plan (per Billy's Tree Service quote) for \$5,275 for Worth, Pine & Rosewood bluff areas. – Motion (201925) passed by majority vote.

- Establish a Petty Cash Procedure – Gladys proposed that we create a petty cash procedure for quick response for small, but necessary expenditures. Group discussion followed.
 - o Proposal for keeping \$200.00 in safe.
 - o Money to be used from funds collected at events for the general fund.
 - o Cash going in and out of the safe will be counted by the President and the Treasurer (or their designee).
 - o
- Liz motioned to keep \$200.00 petty cash on hand in the clubhouse safe. Steve seconded the motion.

Motion (201926) passed by majority vote.

X. President's Comments/Concerns

- Dues in Arrears – Gladys proposed a committee to address the delinquent dues.
 - o Personal calls will be made to those in arrears, starting with the most severe violators.
 - o The committee will determine the action plan, which may include establishing a payment plan enabling past-due members to get up to date on their obligation to the community.
 - o Diana, Liz, and Mary have volunteered to be on the committee to develop and execute collection plans.
- Check Endorsement procedures – Gladys and Mary will meet to discuss our check signing procedures for Lexington Heights.

XI Members concerns from General Meeting of September 7th 2019

- Rentals - Breaking rules
- Cars parking too Close to Bluff edge
- Dogs not on Leash
- Dogs on Beach during people time.
- Dog Owners – not picking up after dogs.
- Install Speed Limit Signs.
- Cart Registration for golf carts.
- Official Lex-Hi stickers for carts.

All items were discussed with the plan on re-visiting the list in the Spring.

XII. Community Events for 2020:

- Summer Season Kick-off Event at Clubhouse – June 13th at 6:00 PM
- Annual Meeting – June 27th at 10:00 AM
- Euchre Night - June 27th at 7:00 PM
- Kiddies Parade – July 5th at 12:00 Noon at Boat Ramp
- Put-Put Golf Outing – July 11th TBD
- Board Trustee Election – July 25th From 12:00 PM - 3:00 PM
- Beautification Tour – August 1st TBD
- Euchre Night - August 8th at 7:00 PM
- Corn Roast - August 29th From 1:00 PM - 4:00 PM
- Mystery Night – September 4th at 6:00 PM
- General Meeting – September 12th at 10:00 AM
- Euchre Night – September 12th at 7:00 PM
- Chili Fest - September 26th at 6:00 PM

XIII. Board Meetings for 2020 – (all at 9:00 AM)

- May 16th, May 30th, June 13th, July 11th, July 25th,
- August 8th, August 22th, September 19th

Diana moved to adjourn the meeting – seconded by Mike – Motion Passed (201927)

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