

Lexington Heights Inc.
Board of Trustees Meeting
September 19, 2020

I. Call to Order

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

II. Trustees Present

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

III. Reading/Approval of August 22, 2020 Minutes – The Board members read the minutes.

After the reading of the minutes from 8/22/2020, Diana motioned to approve the minutes as written – seconded by Gery, all approved - motion passed **(202034)**.

IV. Member Topics – Once again a group of members were in attendance to present issues.

There was an allegation that a member of the Board criticized a specific community member for inciting neighborhood discontent. This was misread by the community member. It is the Board's policy to never cite negative behavior of any individual community member. The comment from a Board member was, in fact, regarding several instances where people have become agitated over illegal parking by non-residents, along with some angry comments involving Worth Township, dogs on beach, etc. It was never aimed at any particular community resident. It was a call for a calming down of tempers during these difficult times.

A member complained about what he perceived as a lack of Board investigative work prior to the plan to repair the base of the Oak street ramp. As with all community communications from our residents, this opinion has been noted and discussed. The Board believes that significant background work and proper care was taken for the best interests of the neighborhood.

Another resident questioned, regarding the Oak Street ramp project, whether our goal was to save the ramp or to save the Jetty. The Board's response was that we are hoping to achieve both. A further question was regarding getting the proper permit for the work. The Board responded that we already have the permit application in process and expect to have it far before any work begins.

There were questions about the Treasurer position and inaccuracies in posted accounting documents. The Board responded that errors were found and investigated. A C.P.A. was hired to review all transactions and to reconcile monthly statements with the bank. The C.P.A. found errors, but no evidence of wrong doing. We are confident that we now have accurate reports. We also have added safeguards, including Board oversight of reports, to ensure consistent account accuracy.

A follow-up question was posed as to why we would approve meeting minutes that had incorrect Treasurer report numbers on August 22. The response is that the meeting minutes must record what was presented at the time of the meeting. We cannot change what was presented at the meeting after the fact.

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

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

The report was accepted as presented.

VI. Committee Team Reports – The reports are brief as the progress reports were recently presented at the General meeting last week.

Bluff/Parkway Team – Gery Victor & Liz Alimpich

- Bluff Brush Trimming proceeding weekly – hardwood trimming in October/November.
 - Looking at alternatives to Billy's Tree Service.
 - Billy's has equipment that others do not have – can do a more complete job.
 - However, we will continue looking at other contractors.
- The team finished replacing damaged staircase steps at Pine & Nymph.

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

- Will solicit volunteers to remove the pine tree growing out of the jetty north of Maple.
- Looking at getting the tires removed from the creek north of Walbridge.

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

- Bob Alimpich & Julie Hayden have created a list of needed clubhouse and playground repairs. Some items are listed below:
 - Gutter cleaning, garage door needs paint, repair critter hole in foundation.

- The south side of the building needs cleaning.
- The bathrooms need some repairs & paint.
- The gap between the fireplace and the wall needs to be sealed.
- The playground slide needs to be repaired.
- The clubhouse grounds require a clean-up and raking this Fall.

The team will be looking for community volunteers to help with this work.

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.
- No new actions to report from the General meeting presentation.

VII. Unfinished Business –

Clubhouse Sewer Hook-up – No date from Weiss as of yet.

- Sewer connection due March 31, 2021 - No news on any extension

Oak Beach Repairs – to be begun in Mid-October

Bluff Trimming – Continues 9/24

VIII. New Business –

Preparation for Spring Mailing – Prep work has begun. May require additional postage.

Prioritizing Projects – Staircase repairs are complete – will be replacing missing/damaged posts along Lakeview soon.

IX. President's Comments/Concerns – As the season comes to a close, it is disheartening to hear all the complaints, accusations and innuendos from some community members. It seems a lot of hard work by this very dedicated Board, is not appreciated by some.

We are, however, encouraged by the great progress made by the Board's project teams and community volunteers.

X. Trustee Comments/Concerns – Ongoing discussion issues.

Dogs – People keep violating community rules.

- Dogs on beach at all hours
- Dogs not on leashes.
- Owners not picking up after their dogs.

Some further debate took place on setting an earlier evening timeframe for dogs on beach.

Also proposed, was the potential of a dedicated dog beach. – More dialog on this issue is expected in future meetings.

Signage at beach access points -

- We will work on coming up with an optimal signage strategy to better communicate community rules to residents and guests.

Adjournment

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

Motion (**202035**) passed