

Lexington Heights Inc.

Board of Trustees Meeting

September 25, 2021

I. Call to Order

The meeting was called to order at 9:04 by association president, Bob.

II. Trustees Present

Robert Alimpich, Liz Alimpich, Terry Gaw, Renee Jobbit, Diana Larsson, Don McColman, Dottie Schulte, Gladys Stablein, and Lynn Secord (All present)

III. Reading of August 28, 2021 Minutes

The Board silently read the minutes. Gladys motioned to accept the minutes as read. Liz seconded. Motion passed. (202132)

IV. Treasurer's Report

Treasurer, Diana Larsson, gave an oral and written report of our current financial status. She presented a Profit and Loss, Balance Sheet, and Profit and Loss Overview. She also presented a Member Overdue List. The reports were accepted as presented. The Balance Sheet and Profit and Loss will be posted on the website by October 11, 2021.

V. Member Topics

Several members were in attendance to present issues.

- A member from 7355 Nymph requested a copy of the Profit and Loss and the Balance Sheet to review. She took pictures of the documents and is supposed to get back with Diana. This same member feels that a budget is very important. There was a discussion about if previous Boards had a budget. The Board requested a copy of a previous budget from previous Board members present at the meeting.
- A member from 7635 Juniper is disputing being charged dues for his non-continuous lots. When he purchased the lots in 2009 across the highway at an auction conducted by the Board, he asserts that the lots were not going to be charged dues. He used the lots for a Beautification program to benefit community members. Historically, he has not been charged dues on the lots. Diana explained she is following the bylaws and to be equitable all lots are being charged. The Board will review minutes within 60 days to address this concern. Sixty days would be November 25, 2021.
- A member from 7351 Rosewood wanted clarification on the storage of kayaks on the beach. If kayaks are on kayak stands, they can remain there during the winter. She also would like to see the hours for no dogs on the beach to be changed to 10:00 am – 6:00 pm. This would require a bylaw change. She would also like to see better enforcement of our rules (bylaws).

- A member from 7022 Lakeview presented the Board with a letter requesting Board approval for her to contract Timberwolf to trim along the bluff in front of her home on Lakeview. She will pay the entire cost and the trimming will take place in late October.
- A member from 6938 Lakeview presented a letter requesting permission to trim the bluff in front of their home on Lakeview.
- A member from 7118 Lakeview also sent a letter electronically requesting approval to trim the bluff in front of her home on Lakeview. The President, Bob, will review these requests and get back to these residents. A Board member must be present during any trimming.
- Michele H. presented information to the Board regarding the Facebook private group, Lexington Heights Homeowners Association. This private group has about 292 members. She presented a handout for the Board. She is the current Administrator for this group. She is requesting help with administering this group. George, a former president, asked Michele to start this group. However, it is not an official Board site. Our website, LexHi.org, is the official website for Lexington Heights.
- A member from 7118 Lakeview presented a handout suggesting that with a change in the allocation of existing expenses, closely managing misc. expenses, and fund raising a dues increase might be avoided.
- A member from 7168 Lakeview suggested we contact a member on Maple that is an expert on bluff/tree maintenance. Darlene, 7168 Lakeview, says that we should not cut any trees on the bluff.

VI. Committee Team Reports

- **Clubhouse** – Thank you to Dottie, Maggie Morgan, and Reid Larsson for their hard work cleaning up the grounds of the clubhouse after the recent storm. Kim C. has picked up the pile of branches. More peastone will be added to the playground in the spring.
- **Bluff/Parkway** – Still looking into finding low-cost dirt to do berming on the parkway. Gladly will research some dirt in the St. Clair area and report back to the Board.
- **Beach/Jetties/Boat Ramp** – Parker was called regarding the Nymph jetty needing a weld. Parker didn't get back with Don. There has been a discussion with Parker regarding replacing the wood on the boat ramp with steel. Parker would like the Association to provide the engineering for this project.
- **Bylaws/Enforcement** – No report.

VII. Unfinished Business –

Mr. Garrett, Sanilac Road Commission, has referred Terry to contact Mr. Hill regarding the placement of the Zenith steps. Terry will follow up with Mr. Hill.

The quote from Parker for the installation of steps on Zenith is \$22,000 - \$25,000. Terry will continue to research where the steps should be placed.

Parker has removed all his equipment from our property on Grove. He has reseeded the area as per our agreement with him.

VIII. New/Ongoing Business –

Diana shared a possible new website that Sandy Warner designed for the Association. She used WIX. The cost is \$168/year. Currently, we pay \$269/year for Penguin hosting. Our current contract is good through August 2022. Sandy used WIX because it was the easiest for her to use. Lynn will look at what she shared. There is a lot of work to redesigning the website and uploading all files on our current website.

The Board was presented with information on a webinar, Introduction to Successful Community Association Operation. This will be every Tuesday evening (10/5, 10/12, 10/19, 10/26) from 7:00 – 9:00 pm. The cost is \$59.00. Bob will contact MLG and ask if this will be relevant to our Association which operates under the Summer Resort Act of 1929. The Board agreed that this would be worthwhile.

IX. Trustee Comments/Concerns –

Trustee, Stablein, wanted to make it known that she did not tell a member she could not get an absentee ballot. The member was not available to pick up an absentee ballot nor was going to be in town for the election. Stablein told her it was too late to mail one, but that she could vote by proxy. It was suggested to the member that she could write out her own proxy. The member did so and the ballot was counted.

Trustee, Stablein, also commented on the discussion at the General Meeting regarding the lack of a formal budget. While not opposed to the Board adopting a budget, she related that past Boards did not always have formal budgets.

Additionally, Stablein respectfully disagreed with the member who stated that proxies were used inappropriately, and that the use was for Trusts and LLCs. She stated that PA 137/1929 does not single out Trusts & LLCs to the exclusion of Members. The Act reads: *Members may vote in person or by proxy filed with the secretary.*

X. President's Comments/Concerns –

The president, Bob, said it was a good meeting and thanked the Board and members for their input. He said the Board will move forward with the Zenith stairs and the boat ramp.

XI. Adjournment - Diana motioned to adjourn. Don seconded. Motion passed.
(202133)

