



Lexington Heights Inc.
Members General Meeting
September 7, 2019

I. Call to Order

The meeting was called to order at 10:01 AM. By Association President. (Glady)

II. Trustees Present

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

III. Invocation

Steve Minnick gave the invocation.

IV. Pledge of Allegiance

Glady Stablein led the membership in The Pledge of Allegiance.

V. Reading of Minutes from the General Meeting September 8 2018 and the Annual Meeting June 29, 2019.

As requested, Steve Minnick read the minutes from the General meeting from September 8, 2018

These were already approved at the Annual Meeting June 29, 2019 (Motion 201910)

Steve Minnick also read the Minutes from the June 29, 2019 Annual Meeting.

Linda McNamara motioned to accept the minutes as read – seconded by Mary Wade – motion passed (201921)

VI. New Members

- Ken Lipton & Wife 7381 Walbridge. Recently purchased - awaiting final paperwork.

VII. Reading of Treasurer's Report/Financials

Treasurer Wade gave a written and oral financial report.

- We have a balance of \$66,201.29. Accounts Receivable \$13,205.02
- Mary stated that we still had many delinquent dues – some behind as much as 10 years.
- There was some discussion regarding pending expenses. Mary said we will need to cash in another CD to

meet our expense obligations.

The Treasurer's Report was accepted and filed.

VIII. Elected Board Trustees.

- New – Gery Victor
- Re-elected – Renee Jobbitt, Mary Wade, Steve Minnick, Lynn Secord (election chaired by Diana Larsson).

IX. Bluff Committee Report

- New trees – Debby Bonneau reported the Bluff Committee met to evaluate where to plant trees on the Bluff.
 - o Targeted areas – Were identified as bare areas in the Juniper street bluff areas.
 - o 3 Maple Trees - have been selected as recommended by Lexington Gardens Nursery.

X. Renter's Rules – Read and reviewed by Lynn Secord.

- It was stated that these rules apply to all Lex-Hi residents as well.

XI. President's report

- Flood Damage – We had major rains this Spring, causing significant damage to the bluff at Worth Street. This was repaired.
- Phragmite Eradication – We will need to spray the invasive species growing along the bluff this Fall.
- Rosewood Staircase and Worth Handrail – Two needed beach access projects were completed as approved by the Board.
- Emterra Contract – Lex-Hi Board President, Gladys Stablein, negotiated a very favorable 5-year contract with Emterra for Lex-heights garbage pick-up.
- Blight Reminder – Community reminder that neglected neighborhood properties should be reported to Worth Township. The number of blight properties has gone down significantly due to our cooperation with the township.
- French Drain under Lakeview – Worth Township agreed to apply pressure to the sewer contractors to finish installing the French drain under Lakeview from Nymph to Zenith. This will improve rain water runoff to Mill Creek.
- Website – This is the official site for Lexington Heights news. Continued efforts will be applied to the website to bring it up to date and improve community access to valuable information.
- Sanilac County help with drainage issues – We have had serious road drain culvert failures throughout our community. Sanilac County Road Commission has shown some interest in helping us get these and other road issues addressed.
- Dues increase Laws – Gladys met with our State Representative (Shane Hernandez) to see what we need to do to fix issues with the present law regarding the dues increase approval process. We expect to have this resolved in time for next year.
- Block Captains – Lynn Secord has been working with our community to establish Block Captains as contact persons for each street in our community. These captains will organize beach cleanup efforts, and help with community activities and communications. We still need captains for Yale, Vine & Rosewood.
- Clubhouse Shelving project – We are looking for volunteers to help build shelving units in the garage for records & supply storage.
- Continuing Concerns -
 - o Dogs – We have ongoing issues with people ignoring the rules. Dogs are not allowed on the beaches from 8:30 AM until 8:00 PM. Also, for public safety – all dogs must be on a leash.

- o Golf Carts – You must have a valid driver’s license to drive a golf cart on our community roads – Again, for safety reasons, minors are forbidden to drive golf carts.
- o Parking violations – We are seeing more parking violations in posted no-parking zones.
- Board Calendar – The Lex-Hi 2020 calendar of events will be established at the next Board Meeting, September 14.

XI. Upcoming Events

- Spaghetti Dinner – 5:00 – 7:00 PM - September 14
- Chili Fest - 6:00 – September 28

XII. Members Discussion

General Meeting Rules were read by Liz Alimpich.

- Ben Taliaferro (6938 Lakeview) - Said that many of the rules offenders are regular members of Lexington Heights. He recommends that we have an official letter from the Board that states the rules. He said the letter could be handed out to violators when they are observed by other members.
- Larry McNamera (7356 Rosewood) – Inquired about the French drain project for Lakeview, stating that Sanilac County should take the lead on getting this done.
- Mo Morrissett (7022 Lakeview) – Observed that golf carts are parking too close to the edge by the Rosewood staircase, potentially damaging the bluff.
 - o He was also wanting to get a quote to have the brush cleared from the bluff in front of his house – offering to pay to have it done. Gladys responded that this would be discussed at the next board meeting.
- Carol Morrissett (7022 Rosewood) – Inquired about the idea of registering member’s golf carts (like they do in the Village of Lexington). Gladys responded that this was presently being discussed by the Board.
 - o Carol also asked about posting speed limits on our roads. Gladys responded that a plan has already been presented by Steve Minnick (Board Secretary). We are awaiting funds to move forward on this.
- Debby Bonneau (7086 Lakeview) - Expressed concern for rising lake levels and the possibility of Federal help that may be available to assist us in shoring up the bluff areas. She noted that we may need to officially incorporate, by Michigan law, to be eligible for aid. She will share the information she has with the Board.
- Danny Banks (7102 Emerson) – Asked what was being done by Worth township with the permit fees they are collecting for sewer hook-ups. Gladys indicated the fees were being used to cover inspection and administrative costs.
- Allan Pollack (7361 Worth) – Inquired about the possibility of hiring a Constable for the community to enforce Lex-Hi rules. He cited documented communications he had when he was a Board member, indicating how we could enforce our rules legally. This was discussed in detail, at a recent Board meeting. This would require a community vote and funding which is not available at this time.
- Joyce Frye (7388 Tulip) - Inquired how the township would be handling the issue of pumping out and filling the septic tanks that are located under cottages and houses. As this is an unusual situation, it is under review and no decision has been made as of yet.
- Brenda Czech (7284 Woodside) – Inquired whether we could make a motion for dues increase and vote on it now. Gladys responded that we have to go through an official process, approved by the State of Michigan, to move forward with a dues increase vote. The Board is working on this.

Motion to adjourn by Gladys Stablein

Seconded by Ben Taliaferro

Motion Carried. (201922)

BACK

HOME

