

Lexington Heights, Inc.
Board of Trustees Meeting
September 27, 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, Janice Hall, Julie Hayden, John Medovarsky, Don McColman, Lynn Secord, Dottie Schulte (on phone for part of the meeting), Sandy Warner

III. Reading of the August 9,2025 Minutes

Liz motioned to accept September 13, 2025, Minutes as written. Don seconded. All in favor. Motion passed. (202530)

IV. Treasurer's Report

Liz reported a balance of \$78,727.94 in the bank. There is \$21,084.12 in the Huntington Money Market. The total is \$99,812.06. \$3,707 has been recovered from collections. No one has gone to court yet. Court costs are added to the bill for delinquent accounts. There are 13 pending court cases and four to file.

V. Member Comments/Concerns

Bob Alimpich, President, addressed the cutting of the black walnut trees on the bluff. Our contract with Rightenberg clearly states that good trees will be left. We all know that we wanted black walnuts and other hardwoods to be left. Bob thinks that this cutting has undermined trust in the Board and the Board's trust in any Board member. Under Article 6, section 1, of the by-laws, the President has the authority to appoint committees. Therefore, Bob removed Sandy from the Bluff Committee. He thinks at this time that will be enough said.

Gladys on Maple addressed a misconception that in previous years hardwoods were cut off. She wants to make it clear that under her watch or the Board's watch that it was a hard fast rule passed down through generations that no hardwood was to be cut on the bluff. Now we did take a section once and we drastically cut sumac. There was criticism of that cutting. Some liked it and some did not. Years of planning and hard labor went into saving the beaches and the bluff. She thinks it's up to us now to preserve the bluff for future generations. Her hope for our community is for us to come together and work toward a common goal. Preservation of the bluff is so important. She feels our focus should be on what is best environmentally for the bluff, and, therefore, it saves the beaches. She has concerns that someone has poisoned some sumac. Ending on good note, she discovered

butternut trees (White Walnut) on the Maple bluff. They are very deep rooted. She thinks we need to keep the vines off those trees so they can grow.

Kurt Reise on Grove said he personally witnessed five walnut trees that were cut and two ash trees during the recent bluff cutting. He also suspects that someone is spraying herbicide down there. Kurt thinks the Board needs to start enforcing the by-laws to stop this damage to our timber. He estimates the cost of the black walnuts to be \$1,000. He thinks we can do trimming down there to make everyone happy. He suggests trimming lower branches off and preserve the root system. He thinks clear cutting does a disservice to the subdivision and the bank. He said that when you cut a tree to the base, the tree sends up sprouts. He feels that spending \$10,000 every year cutting the bluff is not sustainable. Kurt thinks it's bad planning and doesn't make any sense. He hopes the Board has a change of heart and is more deliberate before further butchering the parkway. Kurt then expressed his concerns about the deforestation of the subdivision. He knows the Board can't control what people do on their private property.

Maggie Morgan on Juniper is quite disturbed by the hardwood that was cut down. She likes the idea of trimming up, like south of Ivy. She thinks what was done without regard to the by-laws and the other people in this community is a travesty. Her trust in the Board is lost because it is a reflection on all the Board. Maggie thinks we need to make sure we are doing things in a conscience effort to help the bluff. She doesn't want to be a Blue Water community. She reminded everyone that we need the trees not only for their beauty, but for the support and structure of the bluff. She talked about hearing about when the road eroded. She said we need to take care of the bluff because it enhances the values of our homes.

Patrick on Grove thinks what was done to bluff is criminal and needs to be punished. He thinks the erosion that will come is very serious.

Rob M. on Oak thinks that we should have a plan on the bluff. His concern is that the bluff has not been maintained and when little saplings grow, it becomes a forest. He thinks the water is the biggest advantage to our house and home values. Rob mentioned that he feels people are putting too much blame on a Board member. He thinks we need a plan. He has been a property owner for six years and thinks the sight line of the bluff has gone to hell in the past six years.

Joelle on Oak said that she understands the need for trees that soak up the water. She suggested planting Oaks and Maples every 10 or 20 feet along the parkway. She likes the way it looks between Maple and Nymph. She thinks people's property values are going down because they don't have a view. Bob disagreed with her.

Dottie (on phone) said that we did have a plan in place. Dottie said that the plan was not followed by a Board member. Dottie suggested that if a community member does that, we can implement a \$500 fine and replacement of the trees. Dottie thinks it was a blatant

disregard of the plan. She feels the fine should be implemented and the trees replaced. She thinks it's a criminal matter.

John M., Board member, reminded the community of the Motion that ceased all cutting on the bluff about five years ago and that has put us behind. He commented that now the bluff has been taken over by grapevines and ivy. John said that if you look at the old growth trees are covered from toe to top with vines. John mentioned that Lynn had some great pictures of a worker carrying huge balls of ivy and you can't see the worker behind it. Getting rid of the ivy will help the view and the habitat for the tree to grow. John said the vines are a big part of it and we're trying to catch up. Bob reminded everyone that we have over a ½ mile of bluff. Bob said that we are a little northern community and not Grosse Pointe and that our \$100,000 budget must cover garbage collection and many other things. Bob says beauty is in the eye of the beholder regarding the bluff.

VI. Clubhouse Manager-Jan Britz

The clubhouse is booked for a wedding, the Chili Fest, and for a celebration of life in October. **The Chili Fest is on Saturday, October 11 at 6:00 PM.** Jan suggested a community Halloween party for the last weekend in October, charging \$5.00 and doing a fundraiser for the playground. The Board agreed that it was a nice idea. No Board members were available to help with this party and so it was not scheduled. Gladys, Renee, and Julie will be planning the Chili Fest.

VII. Calendar

The Board and Jan scheduled all the Board Meetings and Events for 2026. These will be posted on the new website and included in the Spring Newsletter.

VIII. Priorities

The Board engaged in an activity regarding priorities. From most important to least important: #1 Repair the Ivy Jetty, #2 Bluff Maintenance and Preservation, #3 Update heating and cooling at clubhouse, #4 Clubhouse foundation repairs ,#5 Playground updates ,#6 Replace siding on clubhouse ,#7 Clubhouse gutters and drainage ,#8 Railing at Oak Ramp, #9 Update clubhouse bathrooms,#10 Rebuild chimney at clubhouse These will be listed on a poster at the clubhouse.

Sandy suggested that these should be added as line items on the budget for next year. Since there are so many items pertaining to the clubhouse, numbers/estimates are needed. Liz commented that the guys that came to look at the foundation never got back to us.

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

Jan referred to a letter that the Board received from Anne Vaara and Lisa on Nymph, which was forwarded to all Board members. Jan also wanted to know about an email from

Marissa and Richard Gage. Lynn will forward that email again. Lynn said that she is resigning the bluff committee due to all the controversy. She said that she will be supportive but doesn't want all the stress. Jan then referred to someone who spoke in 2020 that advised us to keep the sumac and shrubbery alive because the root system is supporting the already fragile bluff system. Jan talked about educating the community. The view is for everyone, and she'd like to find a way to bring the community together.

Lynn asked a community member to hold their comments until member comments.

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

Don reminded people to remove their kayaks from the beach. Don is planning on cutting the tree that is leaning on the jetty by the creek (north). John talked about the removal of the boat ramp and putting the ramp on cement blocks. There are boards missing right now, but people are using it. John likes the idea of repairing it with 2 X 10's and stacking the boards. John said the grate will go over the boards. Sandy suggested that we should make a Motion so the money is available for the repair. Bob asked Kurt if he had a suggestion. Kurt said the white pine will not hold up as well as the white oak. Kurt said there's a marine grade that is better than what you get at Home Depot. Kurt went on to say that the white oak repels the water. Kurt said the white pine will not hold up. Kurt cautioned about a boat breaking through the white pine and then having the boat ramp unusable until it can be pulled out and repaired. Bob agreed that white oak is better. Then there was a discussion about the white oak getting saturated with water due to it being under water for five months. Lynn made a Motion to approve \$1,000 to purchase boards to repair the boat ramp in the spring of 2026. Sandy seconded. All in favor. Motion passed. (202531)

A community member questioned why Kurt was allowed to speak and she had been asked to hold her comments. Bob said Kurt had raised his hand. Then Bob said that we will allow member comments at the end of the meeting. Members would need to keep notes on what they want to comment on.

Matthews never submitted a quote to us for the repair of the jetty. Jan said Matthews was too busy.

John made a Motion to Ted Parker repair the Ivy jetty at the cost \$5,300. Don seconded. All in favor. Motion passed. (202532)

Jan thanked Kim Coburn for helping clean up the debris when she rakes the playground. Jan also thanked Kurt for helping.

XI. Clubhouse/Playground – Bob, John, Julie, Jan

Bob tried to contact Reisner regarding an estimate on the foundation. Bob never heard back from them. Sandy will inquire at the hardware store to see if they have any recommendations. John suggested that we call Foundations of MI. Jan would like to get the rotting wood out from under the clubhouse and Bob said they could do that. Don wanted

to know if Bob had time to pick up the gutters. Bob said that he will get them from the hardware store. Fixing the foundation is a high priority. The clubhouse is closed in November. The merry-go-round will be level and repaired soon. Sandy wanted to know about purchasing a new piece of playground equipment. Bob said to look at commercial pieces and bring some proposals to a Board meeting in the spring. Julie said that handicapped bathrooms should be done before improvements on the playground. John will contact Foundations of MI. Bob will call Rattee to look at the foundation.

XII. Old Business

Liz discussed a quote from Niro Aquatic Services to remove phragmites from the Oak ramp. This company does **NOT** use any herbicides. They pull the plants by the roots from the ground. Liz strongly urged the Board to consider trying this method. The cost is \$949.99 and an additional \$300 to spread a native seed mix in the area. Jan said we could test those plants to see if those phragmites are noninvasive or invasive. Liz thinks they are invasive and said the younger plants are easier to remove. Jan mentioned that last fall we had used a strong vinegar solution on those phragmites, and it did not work. Jan thinks they will come back. Prior to any work being done, Bob will meet with Niro Services to discuss the job in detail. Don thinks we should give it a try. John likes that Niro will come back and pull the plants again in the spring.

Liz made a Motion to spend \$1,300 to remove phragmites from the Oak ramp and reseed with a native wildflower seed mixture. Lynn seconded. Jan voted No. All in favor. Motion passed. (202533)

John has not heard back from Bryant Wilke regarding the water testing. John would like Bryant to assign someone to us to follow up with on our concerns. John will call Bryant again.

XIII. Member Comments

Kurt R. on Grove commented that he didn't like the rewriting of the history of the work done along the front on the jetties and seawalls. When Lynn questioned if Kurt was referring to the report written by Gene Komaromi in 2007, he didn't answer. Kurt accused Lynn of slanting the minutes in a way that she wants them to be read. Kurt said there wasn't any credit given to Sam Callus or Sam Sullivan and they were an integral part of putting that project together. There isn't anything in there about the step part of the jetty or the angle. Kurt also disagreed with a part about wrangling in court. Kurt said that was not any wrangling in court. Kurt said they petitioned the Board for a special meeting. It was all done properly and through the original statute that guides the corporation. Kurt thinks that in redoing what was done a lot was left out. Kurt also doesn't like that the information on the Adkins lawsuit isn't on the new website. (Note look under specific years of the minutes for the executive sessions etc.) Bob suggested that Kurt write his version on the jetty project, and we'd be glad to add it to the website.

Lynn said that the report from Gene Komaromi was NOT changed in any way. It was transferred from the old website to the new website as written.

Kurt also said that he reported that trees were being buried on parkway property on Grove. He said that got wrote up in the minutes as he was concerned about digging around the trees. He said that he never said nothing about digging around trees. There was dirt piled up on parkway property. Bob said that if it was written up incorrectly, Kurt would have had the opportunity to correct that. Then Kurt said there aren't any extra minutes at the meetings. Bob reminded Kurt that the minutes are on the website. Kurt mentioned that at a Board meeting in the spring that Lynn put in the minutes that a Board member went to Adkins to investigate some planters on Adkins property. The Board member stated that the planters were not new. Kurt says that is a flat out lie and those planters were new. John said he remembered going down there to look at the planters.

Glady said she was really sorry to see Lynn go off the Bluff Committee. She said that Lynn has worked tirelessly over the years in the interest of the community and lives on Lakeview and never once has she complained about her view. Glady said thank you to Lynn and she understands why Lynn would resign. Glady suggested getting a house inspector to look at the crawl space of the clubhouse. Glady also wanted to thank Kim Coburn for helping dig lilies for the planting bon the bluff. Glady wanted to know why the boards are breaking on the boat ramp. John said because the sand is high there and pushed the boat ramp up and water is getting underneath. Bob said that in retrospect it would be helpful to know which boards were replaced and when. He questioned the life expectancy of the boat ramp.

Maggie M. on Juniper thinks if we are going to have rules that we need to enforce those rules. Many people over the years have broken those rules. We are all aware that we have these rules and by-laws and there are not any repercussions. Liz said the problem is if someone breaks a rule and no one will stand up and say they saw them break a rule, then we have no proof that they did it. Liz said it would never hold up in court without proof. Then Maggie suggested putting up trail cams. Jan feels that we need to embrace this community and educate them. Maggie thanked the Board and recognized that it's a thankless job. She knows the Board puts in many hours on events and projects.

XIV. New Business

XV. Adjournment

Liz motioned to adjourn. Sandy seconded. All in favor. (202534)

Upcoming Events

October 11, Chili Fest 6:00 PM