

Lexington Heights, Inc.
Board of Trustees Meeting
July 11, 2026

I. Call to Order

The meeting was called to order by association President, Bob Alimpich, at 9:02 AM.

II. Trustees Present

Bob Alimpich, Liz Alimpich, Janice Hall, Julie Hayden, John Medovarsky, Don McColman, Lynn Secord, Dottie Schulte, Sandy Warner

III. Reading of the Minutes

Liz motioned to approve the May 30, 2026 Minutes. Jan seconded. Julie made a correction on p. 2 that Julie cleaned the playground. Bob made a correction on p. 2 that the water testing result should read 4. And not 400. All in favor. Motion passed. (202613)

Julie motioned to approve the June 8, 2026 Minutes as written. Dottie seconded. Motion passed. (202614)

IV. Treasurer's Report

Liz reported a balance of \$115,313.79. Liz reported that the apartments on Maple have made some payments on their delinquent dues. Sandy requested a percentage of how many residents have paid their dues. Liz said she would investigate that.

V. Member Comments/Concerns

Joelle on 7371 Oak requested that the Board trim a tree on the Oak ramp that is hanging over the path.

VI. Clubhouse Manager-Jan Britz

Jan complimented John on the Children's parade and said attendance seemed to be up in spite of the weather. The 50's Dance will be on July 18 at 6:00. Early voting from 10:00 – 12:00 on July 18. Euchre on August 8 at 7:00 PM.

VII. Bluff/Parkway- Liz, Jan

There was a discussion about trimming the bluff. Sandy suggested that at each bench or staircase it is trimmed in equal distances. This is hard to do because of what is being trimmed. The goal is to provide views from the benches and staircase. Lynn made a Motion "To hire Shawn Ryan for 20 hours to trim by the benches and staircases." Sandy seconded. All in favor. Motion passed. (202615)

There was a discussion regarding the illegal cutting of some Basswoods at Zenith. Bob and Lynn will compose a letter reminding homeowners about not cutting the bluff without Board approval.

VIII. Beaches/Boat Ramp/Jetties – John, Dottie, Don, Lynn

Bob ordered 10 more keys for the boat ramp. John said the boat ramp will need a welding repair on the north side. John reminded Liz to send in the deposit on JB Welding for the banding to be done on the jetty near the creek at Zenith.

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

Jan Hall presented a bid from Thumb Tree LLC to trim the Maple at Ivy for \$800 and \$800 for cut three Willows near the road on the playground. Julie mentioned that a screen in the men's room has a hole in it. Dottie volunteered to get it fixed. Dottie said that she will dig a small drain near the sidewalk, so the water runs away from the sidewalk in front of the clubhouse. Julie will order two new swings for the playground. Bob put yellow tape on the Willows on the playground that we want to cut down or trim. Bob had Shane Cummings look at the foundation at the clubhouse. He raises houses. Shane needs to find a block mason. John discussed how the footing has shifted. At the worst spot, it has shifted 6 inches. Kurt discussed the importance of moving water away from the clubhouse. He suggested cutting down all the Willows on the playground and ditching along the west side of the clubhouse. There was a discussion about drainage around the clubhouse.

X. Old Business/On-Going

Bob is still planning on driving some rebar on the Oak ramp to see if a railing can be installed there. Regarding the property on Grove, Sandy will follow up with the Zoning administrator. Sanilac County Health Department tested the water north and south of the boat ramp on July 7. The results are posted on our website. (Lexhi.org) The results are consistent with Lexington beach. (If below 300, safe for swimming.) John reminded everyone that it is best to stay out of Mill Creek. There was a discussion of paying for the water testing. It is \$27 per test. We have not received a bill. Kurt thinks there is a leak in a water line and it is leaching into Mill Creek. John has a dye to use to test this theory.

XI. New Business

On July 18, early voting will be available at the clubhouse from 10:00 – 12:00. Proxies are available from Lynn. Voting is on July 25 from 11:00 – 3:00 at the clubhouse. You must be on the deed to vote. Lynn presented a list of 2026 projects.

Cut tree on Zenith jetty (Bob, Don), Rebar on Oak ramp (Bob, Replace multiple boards and posts (Don, Dottie), Quote on trimming Ivy tree (Lynn), Quote on trimming Willows on playground (Lynn), Spray weeds on playground (John), Richard Gage's trees, Trim bluff (Liz will contact Shawn), Foundation at clubhouse (on-going), Sign at clubhouse leaning

(Dottie), Screen in men's bathroom (Dottie), Dig swale near flagpole to drain water from sidewalk (Dottie), Cut tree on Oak ramp (Bob)

XII. Member Comments

Kurt mentioned the Tree of Heaven south of the boat ramp. There was a discussion of how to best eradicate the Tree of Heaven. We also discussed the phragmites on the Oak ramp. Niro did come out again to pull the phragmites on the Oak ramp.

XIII. Adjournment

Liz motioned to adjourn. Dottie seconded. All in favor. (202616)

Upcoming Events

July 18, Early Voting 10:00 – 12:00

July 18, 50's Dance 6:00

July 25, Board Meeting 9:00 AM

July 25, Elections 11:00 – 3:00

August 8, Board Meeting 9:00 AM

August 8, Euchre 7:00 PM

Thanks to Bob, Kim Coburn, and Jan Hall for help in trimming part of the tree off the Zenith/Walbridge jetty. This needs to be done before the banding can be done on that jetty. If you can help with any projects for our community, please email us at Lexingtonheightsinc@gmail.com.