

Lexington Heights, Inc.
Board of Trustees Meeting
September 12, 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 (excused), Julie Hayden, Don McColman, Steve Minnick, Lynn Secord, Dottie Schulte, Jeff Voth

III. Reading of the Minutes

Liz motioned to approve the August 8, 2026, Minutes. Dottie seconded. Julie made a correction on p. 2 regarding 1937 - 2027 All in favor. Motion passed. (202626)

IV. Treasurer's Report

Liz reported a balance of \$103,891.65. Collections amounted to \$5,486. There is \$23,414 outstanding. Members owing \$400 or more will be taken to court. After the September 26, 2026 meeting, Board members will be calling on delinquent accounts.

V. Member Comments/Concerns

Kurt met with Walt Bagerow, Supervisor of Worth Township, regarding work being done on Forest near Mill Creek. The concern is about filling in an easement. Kurt would like Lexington Heights to write a letter to Sanilac County, Joe Allen, regarding this issue. Bob said that he would look at it with Kurt.

Sandy on Lakeview wanted to know if the Board plans to visit Julia Sobell to discuss her management of sumac. Lynn had printed out the letter from Julia for the Board.

VI. Clubhouse Manager-Jan Britz

Jan will be decorating the clubhouse for the Fall Fest on September 19 at 6:00 PM. BYOB and bring a dish to pass. Line dancing will be taught. The Board will be purchasing a new commercial vacuum for the clubhouse. There was a suggestion to have a Halloween party as a fundraiser for the playground.

VII. Bluff/Parkway- Liz, Jan, Jeff, Bob

Liz said that more trimming would be done on the bluff. Lynn suggested hiring Shawn to work with them. There was a discussion about the invasive Tree of Heaven. Gladys and Steve will work on a flyer regarding this tree to educate the community. It is not clear if the poisoning of the Tree of Heaven has been effective. There was a discussion about trimming

up some of the hard wood trees to provide a better view. It was suggested to hire a company with a bucket to do this trimming.

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

JB Welding submitted a bid for \$7,500 for the railing on Oak. Dottie will work on the posts that need replacing on Lakeview. There are bad boards on Tulip and Nymph that need replacement near the benches. The 8th step on Tulip is bad. Lynn asked if these could be repaired before winter. Lynn suggested writing Mike Hayden a thank you card for their hard work on cutting the parkway and clubhouse. She will do that. The Board discussed hiring Brett to run a skid steer to move sand on the beaches. A Motion was made last year to do this job. We would rent the skid steer. The Board is hoping to do this project in the fall.

IX. Clubhouse/Playground – Bob, Julie, Jan

Bob will follow up on quotes for the foundation. There was a discussion of extending the gutters on the clubhouse to prevent further water damage to the foundation. Mark Hayden graded the driveway at the clubhouse. There was a discussion about a bid from Mark for \$375 to bring in 4 tons of limestone for the driveway. This was tabled for further discussion. Jeff is going to cut some of the logs on the playground with his chainsaw.

X. Old Business/On-Going

Dottie made a Motion to accept the bid for \$7,500 from JB Welding for 150 feet of railing on the Oak ramp. Julie seconded. All in favor. Motion passed/ (202627)

XI. New Business

Stuart Weidenbach will be the new webmaster. Lynn will continue to work with Stuart on the website.

There was a discussion about when we do the phone calls regarding collections.

The Board had a report of illegal cutting on the bluff between Ivy and Woodside. It was witnessed by Brandon Koroly (Satinwood) when he was out for a walk. He saw a man with loppers coming up from the bluff. The man then went into a house on Lakeview. Liz and Bob will check to see if fresh cuts can be seen on the bluff.

Glady will organize the Chili Fest on October 10.

The Board thanked Glady for all her hard work at the Corn Roast. Glady thanked Julie for her help and for making the beans.

Dottie will follow up on 7320 Grove.

Here are the 2026 committee assignments:

Bluff/Parkway Liz, Jan, Bob, Jeff

Beaches/Boat Ramp/Jetties Lynn, Don, Dottie, Steve

Clubhouse/Playground Julie, Jan Hall, Bob

Collections Liz, Bob

XII. Member Comments

Kurt thinks the railing should have been put out for a bid. The Board had talked with Ted Parker about the railing, and he declined bidding on the job due to the concrete in that area. Kurt also thinks there may be a problem in the future with the placement of the Oak railing being on the water side. Kurt thanked the Board for the Corn Roast and said it was a great event.

Gladys attended a Planning Commission meeting at Worth Township. She reported that the height for a garage is 24 feet. There was a discussion about Data centers. The Township does not have a position currently. Some members had recently attended a State conference regarding Data centers. The Township also discussed short-term rentals. If a short-term rental is not registered, there is a fine. The Township has a limit of 50 and the limit has been met.

XIII. Adjournment

Don motioned to adjourn. Liz seconded. All in favor. (202628)

Upcoming Events

September 19, Line Dance Party 6:00 PM Bring a dish to pass.

September 26, Board Meeting 9:00 AM

October 10, Chili Fest 6:00 PM

If you can help with any projects for our community, please email us at Lexingtonheightsinc@gmail.com. The playground could use a raking. Please let us know if you can volunteer. Thank you.