

Lexington North Shores Mobile Home Park
Advisory Board Meeting Minutes
6:00 P.M. Thursday, 4/13/23
Clubhouse
Approved

Call to Order: by Chairperson Judi Resk at 6:00 P.M.

Pledge of Allegiance: Members and audience

Roll Call:

Present: Judi Resk, Tracy Zysk, Peggy Moran, Dave Zielinski, Larry Adams

Absent: S. Klaas

Others: Ed Jarosz, 7 members of community present

Approval of Agenda: P. Moran made a motion to amend agenda to include pots and garbage cans under new business-manager's report section of agenda. Zysk supported. Adams made motion to approve agenda, Zielinski supported motion to approve agenda.

Approval of Minutes: Motion to approve minutes of December 8, 2022 and minutes from Special Meeting 2.15.2023 made by Moran, supported by Zysk.

Public Comment: N/A

Board Comment: N/A

Business:

- I. Rules and Regulations Discussion of proposed changes: Board will have discussion and then will open floor for questions: Rules and Regulations will take effect July 1, 2023.
 - a. **Fine and Notice Schedule** Pg. 1.,
Going with Village verbiage on violation fines and included Grade B violations fines. Removing old language on bottom of page.1
 - b. **Enforcement and Penalties**, Pg. 2
Added Village verbiage of Village Ordinance on costs and fines. Removed section D. on eviction, top of pg. 3. To be included in lease.
 - c. **Mobile Home Guidelines** Pg. 7.,
Section B.- change "tenant" to "owner".
 - d. **Mobile Home Guidelines**- Pg. 7.,
Section D. all mobile home must be 500 sq. ft. changed from 600 sq. ft. due to smaller vacant lots.
Section E. adding the word "licensed" to sentence on inspections.

Section K.-adding “sheds must be vinyl, when replacing shed”.
Metal and woodsheds will not be allowed.

Section N.-adding language “There is no covered storage of any kind, with the exception of fitted covers, or securely attached tarps (black, gray, beige, brown covers and tarps only).”

Section Q.- changing utility trailers, pop-up campers and pick-up campers ARE NOT ALLOWED.

- e. **Home Site** Pg. 9- adding Village ordinances and Code of Ordinance section 5.7 – 5.10 will be added to the rules and regulations.

Section 5. Proposed change: No **outdoor** aerials or towers are permitted.

Section 13. Include verbiage on only allowing vinyl skirting going forward.

Section 16. Campfires-ORD language included. Fireworks language was struck from rules.

- f. **Landscaping** Pg. 11.,
Strike 5.75 Section 1-4. This pertains to outskirts of park by Village of Lexington.

Section 1. adding language on ornamental grasses must not exceed a maximum of four feet high. Adding “Dead plantings must be removed by November 1st.”

Section 3. Hardscape landscape is permitted only with land use permit and approved site plan. Anything on ground must be approved by manager office. Adding language on Miss Dig.

Section 4. Dumping of any refuse is prohibited, removing “over the bluff: and that refuse must be placed in bags and put to curb for garbage pickup.

Section 5. Fences-adding language on definition of fence.

Section 5.7.9 Set Back Requirements, Pg. 13- adding language on setback on rear setback changed to 5ft.

Sheds-Rear setback language added 5ft to rear.

Decks- setback language-10ft to the street, 4 feet to the next mobile, 5ft to the rear P/L and on double lots: 10 ft. from street: side 4ft from the street.

Clubhouse setback language struck from Rules.

- g. **Beach Conduct**, Pg. 17

Pets, Pg. 17-will follow ordinance on pets. Update on State law that pets are allowed on public beaches May 1-Oct. 1 between hours of 11a-6p and Oct. 1 – May 1 dogs can be on beach at any time.

Section 6-36- adding language on Grade A violation for not following the pet rules.

Pets- language added on Village Ordinance

Section H. strike language on pet droppings. Adding Ordinance language Section 6-35 Cleaning up defecation.

- h. Strike section on **Cause for Termination of Lease**, pg. 19-21.

Discussion Questions-Adams-tiny houses are appealing to younger people. Ed stated that tiny homes do not generally have titles, and all mobiles coming in must be titled. Resk-Carbon monoxide detectors should be added to section on smoke detectors. Ed will check with building inspector to see if this is allowed to add language on carbon monoxide detectors.

Ed-Dog bags will be added at beach, and he will oversee adjusting signs for dogs per Ed.

Motion made by P. Moran to approve rules and regulations as amended. Zielinski supported. Roll call vote all in favor.

- II. **Discussion Purchasing a Golf Cart-** Ed presented quotes for golf cart for his use in park. Zielinski made motion to send to ask council request to purchase golf cart for Superintendent with safety equipment for \$5600.00 or less from Motor City Kart. Adams supported. Roll call vote, all in favor.
- III. **Appoint a Three-person committee for Landscaping-** Resk proposed a 3-person committee to help people ideas with landscaping. Final say on landscaping is up to manager approval. Ed proposing to try the committee and if it does not work then we don't continue with the committee. Public suggested using Environmental Committee resources on plantings for park.
- IV. **Discussion on Contractor Services for front area of MHP-**Resk suggested that we get contracted help for front landscaped areas of park for summer months, 2x week to ensure front entrance and island is clean and maintained. Request to put this out for bid. Motion made by Adams to put RFP out for bid for contracting landscape services for front of park entrance and island area. Moran supported. All in favor, none opposed.
- V. **Approval of Schedule Meeting Dates for 2023-** Resk opened discussion on 2023 schedule of advisory board meetings. Meetings will occur monthly from April through October 2023, eliminate November 2023, December of 2023, February of 2024 Advisory Board Meeting dates.
- VI. **Promotional Ideas-** Ed presented suggestion on promotional ideas for 6 months or 1-year free rent for new mobiles coming in park to draw in new owners. Motion made by Adams to send to council the promotion of 1-year free rent approx. \$3,672 for qualified applicants only. Zielinski supported. All in favor, no opposed.
- VII. **Five-year plan-** Ed explained that MHP needs to establish 5-year plan. We have several suggestions that include pavilion, walking path, black top of streets, and parking lot.
Mobi beach mats-need to requote due to error in original quote stating Lexington Twp. We have 97ft currently on beach to water edge. Options are two 50ft mats or three 33ft mats. Board voted on

Motion made by Zysk to send to council the request to purchase three 33ft rolls plus cost of freight for Mobi beach mats. Supported by Moran.
Roll call all in favor, no opposed.

VIII. Manager's Report-Verbal-Pots and Garbage Cans-Flower pots- Ed presented information on presenting to council to approve purchase of flowerpots and supplies, not to exceed \$2,000. DPW will water pots for cost of \$313.00 weekly to water MHP park flowerpots will be budgeted as contractor services.

Motion made by Zysk to take to council the request to purchase flower pots and supplies not to exceed \$2,000. Moran supported.

Garbage cans-Ed presented sample garbage cans, plastic 32 gallon and metal can example to the board to vote on style for park placement. Board voted on plastic cans for park.

Motion made by Moran to take to council the request to purchase six garbage cans, not to exceed 1500.00. Resk supported. Roll call all in favor, none opposed.

Ed shared update on empty lots being rented by current owners. Marketing update on interest in new mobiles coming in. His hours are capped at 20 hours currently. Fence at entrance of park update- Ed has no information currently. We have authorization to purchase signs in front of park.

Close:

Next Meeting: May 11, 2023. 6pm.

Public Comment: G. Thomas-can we get update on bluff project and playground. Resk to get back to everyone on timing of playground install.
Adams-walkway on bluff.

Board Comment: N/A

Adjournment: Meeting was adjourned at 8:10 P.M. on a motion by Zysk, supported by Moran.

Respectfully submitted: Tracy Zysk, Recorder 4/19/23