

MONTHLY MHP ADVISORY BOARD MEETING

MHP 5203 Main Street, Lexington, MI 48450

AGENDA

February 13, 2025

TYPE OF MEETING: MHP ADVISORY BOARD

TIME OF MEETING: 6 P. M.

PLEDGE OF ALLEGIANCE

CALL TO ORDER/REGULAR ADVISORY BOARD MEETING

ROLL CALL: Dost, Resk, Moran, Schatzberg, Reale, Cole, Resovsky

PUBLIC COMMENT:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

BUSINESS:

- A. Welcome to our newest Councilperson Christopher Cole.
- B. Rules and Regulations updates
- C. Review of Capital Improvement Plan, moving forward.
- D. Review of tree trimming, empty lots and progress regarding Lots 73, 124 and #220.
- E. 2025-2026 Budget Discussion
- F. Lori Fisher Village Manager updates.

Public Comment:

Board Comment:

Next Meeting: March 13th, 2025

Adjournment

LEXINGTON NORTH SHORES MOBILE HOME PARK

ADVISORY BOARD MINUTES

THURSDAY January 9th, 2025 6 P.M.

Call to Order: by Judi Resk Chairperson

Pledge of Allegiance: Members and audience

Roll Call taken:

Present: Judi Resk, Ted Schatzberg, Jan Reale and Dave Resovsky,

Absent: Robrt Dost, Christopher Cole and Peggy Moran

Others: 1 residents of the park, Lori Fisher, Village Manager

Approval of Agenda: Motion by Resovsky, seconded by Reale to approve the agenda as amended adding item 8 and 9 under Projects to be Completed.

All ayes

Motion carried

Public Comment: None

Board Comment: None

BUSINESS:

Christopher Cole will be replacing Larry Adams on the Advisory Board Committee and we want to thank Larry for all the hard work he put into the Board

North Shores Park being visible to the public to make sure we show ourselves at the parades in the Village.

Front entrance to the park along with flowers at the corners to be addressed along with the front entrance signs to be accented to give better visibility.

Ideas on how to make sure everyone is doing their part on the upkeep of each mobile home in the park and to get some of the mobile homes power washed and maintained on the outside. Several ideas were mentioned concerning the issue could consider people to have a blight issue charging in different ways.

Getting the message out we could use the new software reminding tenants of their obligation to keep their lots neat and tidy. Sending out Newsletter to advise where to go for the power washing and upkeep including Facebook.

Park Manager to be shown as a Caretaker for maintenance around the park including cleaning up the beach area and paint the picnic tables. Several different suggestions regarding this topic.

A map of the park is on the following website LexNorthShores.com which is going to be used for advertising and marketing. This is not a website to complain or anything else it is just the marketing and advertising website.

Work is being done on the rules and regulations to add some items and take some out. When we have our February, we should have more information.

There will be a Super Bowl Party at the Clubhouse. Pizza and salad will be provided.

Lot 73 Not sure if any work is being done but the Village does have a handle on it.

Lot 124 The owner has been working diligently on this mobile home.

Lots 220 and 221 are being handled by the Village Manager not much report there.

An update on the mobiles that were on fire, looks like a clean up crew have been there but information is slow to get but Village Manager has been on top of this situation.

Public Comment:

Linda Schatzberg asked if the Ordinance for spray painting was going to be applied in the park would the people having this notify the neighbors and would this have to go through the Village.

Board Comment: None

Meeting adjourned at 7:18 pm

Respectfully submitted by Judi Resk Recording Secretary 1-9-2025

GL NUMBER	DESCRIPTION	2024-25		ACTIVITY FOR MONTH 01/31/2025	YTD BALANCE	
		ORIGINAL BUDGET	AMENDED BUDGET		2024-25 INCREASE (DECREASE)	01/31/2025 NORMAL (ABNORMAL)
Fund 597 - LEX MOBILE HOME PARK						
Revenues						
Dept 597 - MHP	MHPK WATER REVENUE	0.00	0.00	0.00	8,480.03	100.00
597-597-626.100	MHPK SEWER REVENUE	0.00	0.00	0.00	6,219.21	100.00
597-597-629.000	WATER/SEWER READY	0.00	0.00	0.00	66,456.00	100.00
597-597-650.000	PENALTIES-LATE FEES	1,500.00	1,500.00	245.00	1,190.00	79.33
597-597-665.000	INTEREST EARNED	25,000.00	25,000.00	0.00	20,556.07	82.22
597-597-667.000	MHPK RENT REVENUE	762,300.00	762,300.00	64,030.00	443,177.42	58.14
597-597-667.597	Hall Rental MHP	1,200.00	1,200.00	180.00	867.20	72.27
597-597-686.500	MISC ACCT OF REVENUE	500.00	500.00	250.00	6,400.00	1,280.00
Total Dept 597 - MHP		790,500.00	790,500.00	64,705.00	553,345.93	70.00
TOTAL REVENUES		790,500.00	790,500.00	64,705.00	553,345.93	70.00
Expenditures						
Dept 597 - MHP	ADMINISTRATIVE REIMBURSEMENT	69,339.00	69,339.00	5,778.25	40,447.75	58.33
597-597-699.940	CLERICAL	0.00	0.00	876.90	5,423.37	100.00
597-597-702.000	JANITORIAL	4,000.00	4,000.00	0.00	678.45	16.96
597-597-702.400	MHP SUPERINTENDENT	28,000.00	28,000.00	0.00	4,537.50	16.21
597-597-702.600	DPW WAGES	26,000.00	26,000.00	548.33	12,285.53	47.25
597-597-709.100	MATCH - SOCIAL SECURITY	2,089.00	2,089.00	107.35	1,742.94	83.43
597-597-710.500	MICH EMP SEC COM	500.00	500.00	23.39	84.99	17.00
597-597-713.650	DPW-WATER WAGES OVERTIME	0.00	0.00	0.00	57.26	100.00
597-597-715.400	PENSION	3,100.00	3,100.00	0.00	1,207.00	38.94
597-597-716.401	AXA EQUITABLE MATCH	3,000.00	3,000.00	116.75	1,009.39	33.65
597-597-719.200	BLUE CROSS	12,000.00	12,000.00	453.68	4,151.34	34.59
597-597-723.210	OPEB EXPENSE	3,100.00	3,100.00	0.00	0.00	0.00
597-597-723.250	RETIREEES HEALTH INSURANCE	7,000.00	7,000.00	237.35	1,898.80	27.13
597-597-724.300	LIFE INSURANCE	500.00	500.00	0.00	207.62	41.52
597-597-726.550	WORKERS COMP INSURANCE	800.00	800.00	0.00	662.22	82.78
597-597-752.000	SUPPLIES	15,000.00	15,000.00	242.63	2,972.41	19.82
597-597-797.000	COMPUTER-HARDWARE-SOFTWARE	2,600.00	2,600.00	(580.44)	(233.54)	(8.98)
597-597-802.200	CONTRACTED SERVICES	24,000.00	24,000.00	0.00	30,790.91	128.30
597-597-811.000	LEGAL	4,000.00	4,000.00	0.00	(135.00)	(3.38)
597-597-850.000	PHONE	1,330.00	1,330.00	115.28	1,185.85	89.16
597-597-851.000	POSTAGE	2,600.00	2,600.00	0.00	1,850.00	71.15
597-597-861.000	MILEAGE	400.00	400.00	0.00	57.64	14.41
597-597-880.100	ADVERT/PUBLICATIONS	5,000.00	5,000.00	0.00	300.00	6.00
597-597-899.000	MHP PARK - TAXES	43,390.00	43,390.00	33.65	41,810.65	96.36
597-597-915.000	MEMBERSHIP/DUES	200.00	200.00	0.00	846.00	423.00
597-597-919.000	RUBBISH EXPENDITURES	450.00	450.00	0.00	8,760.17	1,946.70
597-597-920.000	ELECTRIC-DETROIT EDISON	2,500.00	2,500.00	208.82	2,099.06	83.96
597-597-920.100	TRAFFIC / STREET LIGHTS	1,875.00	1,875.00	168.00	1,008.00	53.76
597-597-921.000	HEAT-SEMCO ENERGY	2,200.00	2,200.00	174.28	555.35	25.24
597-597-924.100	WATER-UTILITIES	1,000.00	1,000.00	0.00	33,399.06	3,339.91
597-597-924.200	SEWER-UTILITIES	800.00	800.00	0.00	22,143.46	2,767.93
597-597-935.000	LIABILITY INSURANCE	8,000.00	8,000.00	0.00	1,727.64	21.60
597-597-940.700	DPW EQUIPMENT	9,800.00	9,800.00	285.16	6,603.01	67.38
597-597-958.300	LOSS ON DISPOSALS	3,500.00	3,500.00	0.00	0.00	0.00
597-597-973.100	WATER USAGE	800.00	800.00	0.00	0.00	0.00
597-597-977.000	CAPITAL OUTLAY	10,000.00	10,000.00	0.00	0.00	0.00
597-597-977.500	EQUIPMENT	500.00	500.00	0.00	202.00	40.40
597-597-995.000	TRANS TO OTHER FUNDS	315,321.00	315,321.00	26,276.67	183,936.64	58.33

GL NUMBER	DESCRIPTION	2024-25		ACTIVITY FOR MONTH 01/31/2025 INCREASE (DECREASE)	YTD BALANCE 01/31/2025 NORMAL (ABNORMAL)	% BDGT USED
		ORIGINAL BUDGET	2024-25 AMENDED BUDGET			
Fund 597 - LEX MOBILE HOME PARK Expenditures						
Total Dept 597 - MHP		614,694.00	614,694.00	35,066.05	414,273.47	67.40
TOTAL EXPENDITURES		614,694.00	614,694.00	35,066.05	414,273.47	67.40
Fund 597 - LEX MOBILE HOME PARK:						
TOTAL REVENUES		790,500.00	790,500.00	64,705.00	553,345.93	70.00
TOTAL EXPENDITURES		614,694.00	614,694.00	35,066.05	414,273.47	67.40
NET OF REVENUES & EXPENDITURES		175,806.00	175,806.00	29,638.95	139,072.46	79.11

Fund 597 LEX MOBILE HOME PARK

GL Number	Description	Balance
*** Assets ***		
597-000-001.100	EASTERN MICHIGAN BANK	199,237.73
597-000-010.000	CERTIFICATE OF DEPOSIT	300,000.00
597-000-017.000	INVESTMENTS IN SECURITIES GOV MIC	59,816.80
597-000-017.100	POOLED INVESTMENT ACCOUNT GOV.MIC	682,560.59
597-000-018.002	A/R MISC.	1,192.42
597-000-018.046	MHP WATER RENT RECEIVABLE	2,099.32
597-000-018.047	MHP RUBBISH REVENUE RECEIVABLE	3,181.89
597-000-018.048	MHP SEWER REVENUE RECEIVABLE	1,755.22
597-000-018.070	ACCT REC. LATE FEES PENALTIES	2,065.00
597-000-018.100	ACCOUNTS RECEIVABLE	19,273.32
597-000-041.000	ALLOWANCE ON A/R	(15,171.00)
597-000-132.100	LAND IMPROVEMENTS	2,915,907.00
597-000-136.000	BUILDINGS	51,238.42
597-000-140.000	EQUIPMENT	21,546.73
597-000-156.000	ACCUMULATED DEPRECIATION	(2,024,187.67)
597-000-196.000	DEFERRED OUTFLOW	3,562.00
597-000-197.000	DEFERRED OUTFLOWS	6,732.00
Total Assets		2,230,809.77
*** Liabilities ***		
597-000-255.000	TENANT DEPOSIT	49,321.77
597-000-255.100	TENANT DEPOSIT MAIL BOX KEYS	1,080.00
597-000-260.000	ACCRUED VACATION LEAVE PAYABLE	4,347.06
597-000-334.000	NET PENSION LIABILITY	35,869.00
597-000-335.000	OPEB OBLIGATION	34,049.00
597-000-366.000	DEFERRED INFLOWS OPEB	22,639.00
Total Liabilities		147,305.83
*** Fund Balance ***		
597-000-390.000	FUND BALANCE ACCOUNT	1,584.00
597-000-399.000	RETAINED EARNINGS	50,632.57
597-000-399.100	FUND BALANCE ACCOUNT	1,892,214.91
Total Fund Balance		1,944,431.48
Beginning Fund Balance		1,944,431.48
Net of Revenues VS Expenditures		139,072.46
Ending Fund Balance		2,083,503.94
Total Liabilities And Fund Balance		2,230,809.77

User: SHELLY

DB: Village Of Lexington

TRANSACTIONS FROM 01/01/2025 TO 01/31/2025

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 597 LEX MOBILE HOME PARK							
01/01/2025			597-597-699.940 ADMINISTRATIVE REIMBURSEMENT		BEG. BALANCE		34,669.50
01/31/2025	GJ	JE	ADMIN. REIMBURSEMENT JAN 2025	3266	5,778.25		40,447.75
01/31/2025			597-597-699.940	END BALANCE	5,778.25	0.00	40,447.75
01/01/2025			597-597-702.000 CLERICAL		BEG. BALANCE		4,546.47
01/08/2025	PR	CHK	SUMMARY PR 01/08/2025		169.88		4,716.35
01/15/2025	PR	CHK	SUMMARY PR 01/15/2025		158.55		4,874.90
01/22/2025	PR	CHK	SUMMARY PR 01/22/2025		367.27		5,242.17
01/29/2025	PR	CHK	SUMMARY PR 01/29/2025		181.20		5,423.37
01/31/2025			597-597-702.000	END BALANCE	876.90	0.00	5,423.37
01/01/2025			597-597-702.400 JANITORIAL		BEG. BALANCE		678.45
01/31/2025			597-597-702.400	END BALANCE	0.00	0.00	678.45
01/01/2025			597-597-702.420 MHP SUPERINTENDENT		BEG. BALANCE		4,537.50
01/31/2025			597-597-702.420	END BALANCE	0.00	0.00	4,537.50
01/01/2025			597-597-702.600 DPW WAGES		BEG. BALANCE		11,737.20
01/08/2025	PR	CHK	SUMMARY PR 01/08/2025		25.52		11,762.72
01/15/2025	PR	CHK	SUMMARY PR 01/15/2025		91.78		11,854.50
01/22/2025	PR	CHK	SUMMARY PR 01/22/2025		206.98		12,061.48
01/29/2025	PR	CHK	SUMMARY PR 01/29/2025		224.05		12,285.53
01/31/2025			597-597-702.600	END BALANCE	548.33	0.00	12,285.53
01/01/2025			597-597-709.100 MATCH - SOCIAL SECURITY		BEG. BALANCE		1,635.59
01/08/2025	PR	CHK	SUMMARY PR 01/08/2025		14.70		1,650.29
01/15/2025	PR	CHK	SUMMARY PR 01/15/2025		18.85		1,669.14
01/22/2025	PR	CHK	SUMMARY PR 01/22/2025		43.26		1,712.40
01/29/2025	PR	CHK	SUMMARY PR 01/29/2025		30.54		1,742.94
01/31/2025			597-597-709.100	END BALANCE	107.35	0.00	1,742.94
01/01/2025			597-597-710.500 MICH EMP SEC COM		BEG. BALANCE		61.60
01/08/2025	PR	CHK	SUMMARY PR 01/08/2025		3.31		64.91
01/15/2025	PR	CHK	SUMMARY PR 01/15/2025		4.25		69.16
01/22/2025	PR	CHK	SUMMARY PR 01/22/2025		9.76		78.92
01/29/2025	PR	CHK	SUMMARY PR 01/29/2025		6.07		84.99
01/31/2025			597-597-710.500	END BALANCE	23.39	0.00	84.99
01/01/2025			597-597-713.650 DPW-WATER WAGES OVERTIME		BEG. BALANCE		57.26
01/31/2025			597-597-713.650	END BALANCE	0.00	0.00	57.26
01/01/2025			597-597-715.400 PENSION		BEG. BALANCE		1,207.00
01/31/2025			597-597-715.400	END BALANCE	0.00	0.00	1,207.00
01/01/2025			597-597-716.401 AXA EQUITABLE MATCH		BEG. BALANCE		892.64
01/08/2025	PR	CHK	SUMMARY PR 01/08/2025		16.57		909.21
01/15/2025	PR	CHK	SUMMARY PR 01/15/2025		19.26		928.47
01/22/2025	PR	CHK	SUMMARY PR 01/22/2025		48.48		976.95
01/29/2025	PR	CHK	SUMMARY PR 01/29/2025		32.44		1,009.39
01/31/2025			597-597-716.401	END BALANCE	116.75	0.00	1,009.39
01/01/2025			597-597-719.200 BLUE CROSS		BEG. BALANCE		3,697.66
01/08/2025	PR	CHK	SUMMARY PR 01/08/2025		67.76		3,765.42
01/15/2025	PR	CHK	SUMMARY PR 01/15/2025		80.62		3,846.04
01/22/2025	PR	CHK	SUMMARY PR 01/22/2025		180.57		4,026.61
01/29/2025	PR	CHK	SUMMARY PR 01/29/2025		124.73		4,151.34
01/31/2025			597-597-719.200	END BALANCE	453.68	0.00	4,151.34
01/01/2025			597-597-723.250 RETIREES HEALTH INSURANCE		BEG. BALANCE		1,661.45
01/29/2025	AP	INV	FEB 2025 HEALTH CARE	FEB 2025	237.35		1,898.80
01/31/2025			597-597-723.250	END BALANCE	237.35	0.00	1,898.80
01/01/2025			597-597-724.300 LIFE INSURANCE		BEG. BALANCE		207.62
01/31/2025			597-597-724.300	END BALANCE	0.00	0.00	207.62
01/01/2025			597-597-726.550 WORKERS COMP INSURANCE		BEG. BALANCE		662.22
01/31/2025			597-597-726.550	END BALANCE	0.00	0.00	662.22
01/01/2025			597-597-752.000 SUPPLIES		BEG. BALANCE		2,729.78
01/08/2025	AP	INV	MULTI FUNDS	4291 DUE 1-22-25	5.00		2,734.78
01/08/2025	AP	INV	MULTI FUNDS	4291 DUE 1-22-25	69.23		2,804.01
01/08/2025	AP	INV	MULTI FUNDS	4291 DUE 1-22-25	102.00		2,906.01
01/08/2025	AP	INV	MULTI FUNDS	4291 DUE 1-22-25	66.40		2,972.41
01/31/2025			597-597-752.000	END BALANCE	242.63	0.00	2,972.41

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
01/01/2025			597-597-797.000 COMPUTER-HARDWARE-SOFTWARE		BEG. BALANCE		346.90
01/08/2025	AP	INV	MULTI FUNDS	4291 DUE 1-22-25	100.00		446.90
01/08/2025	AP	INV	MULTI FUNDS	4291 DUE 1-22-25		665.68	(218.78)
01/08/2025	AP	INV	MULTI FUNDS	4291 DUE 1-22-25		14.76	(233.54)
01/31/2025			597-597-797.000	END BALANCE	100.00	680.44	(233.54)
01/01/2025			597-597-802.200 CONTRACTED SERVICES		BEG. BALANCE		30,790.91
01/31/2025			597-597-802.200	END BALANCE	0.00	0.00	30,790.91
01/01/2025			597-597-811.000 LEGAL		BEG. BALANCE		(135.00)
01/31/2025			597-597-811.000	END BALANCE	0.00	0.00	(135.00)
01/01/2025			597-597-850.000 PHONE		BEG. BALANCE		1,070.57
01/08/2025	AP	INV	CELL PHONE	300141181 DUE JA	50.33		1,120.90
01/15/2025	GJ	JE	AG.VALL INTERNET MHP JAN 2025	3254	64.95		1,185.85
01/31/2025			597-597-850.000	END BALANCE	115.28	0.00	1,185.85
01/01/2025			597-597-851.000 POSTAGE		BEG. BALANCE		1,850.00
01/31/2025			597-597-851.000	END BALANCE	0.00	0.00	1,850.00
01/01/2025			597-597-861.000 MILEAGE		BEG. BALANCE		57.64
01/31/2025			597-597-861.000	END BALANCE	0.00	0.00	57.64
01/01/2025			597-597-880.100 ADVERT/PUBLICATIONS		BEG. BALANCE		300.00
01/31/2025			597-597-880.100	END BALANCE	0.00	0.00	300.00
01/01/2025			597-597-899.000 MHP PARK - TAXES		BEG. BALANCE		41,777.00
01/22/2025	AP	INV	LOT 179	LOT 179	33.65		41,810.65
01/31/2025			597-597-899.000	END BALANCE	33.65	0.00	41,810.65
01/01/2025			597-597-915.000 MEMBERSHIP/DUES		BEG. BALANCE		846.00
01/31/2025			597-597-915.000	END BALANCE	0.00	0.00	846.00
01/01/2025			597-597-919.000 RUBBISH EXPENDITURES		BEG. BALANCE		8,760.17
01/31/2025			597-597-919.000	END BALANCE	0.00	0.00	8,760.17
01/01/2025			597-597-920.000 ELECTRIC-DETROIT EDISON		BEG. BALANCE		1,890.24
01/14/2025	AP	INV	MULTI FUNDS ELECTRIC	DUE 1-30-25	208.82		2,099.06
01/31/2025			597-597-920.000	END BALANCE	208.82	0.00	2,099.06
01/01/2025			597-597-920.100 TRAFFIC / STREET LIGHTS		BEG. BALANCE		840.00
01/14/2025	AP	INV	ORNAMENTAL STREET LIGHTS	910040652729 FEB	168.00		1,008.00
01/31/2025			597-597-920.100	END BALANCE	168.00	0.00	1,008.00
01/01/2025			597-597-921.000 HEAT-SEMCO ENERGY		BEG. BALANCE		381.07
01/22/2025	AP	INV	HEAT -GAS MULTI FUNDS	DUE 2-11-25	174.28		555.35
01/31/2025			597-597-921.000	END BALANCE	174.28	0.00	555.35
01/01/2025			597-597-924.100 WATER-UTILITIES		BEG. BALANCE		33,399.06
01/31/2025			597-597-924.100	END BALANCE	0.00	0.00	33,399.06
01/01/2025			597-597-924.200 SEWER-UTILITIES		BEG. BALANCE		22,143.46
01/31/2025			597-597-924.200	END BALANCE	0.00	0.00	22,143.46
01/01/2025			597-597-935.000 LIABILITY INSURANCE		BEG. BALANCE		1,727.64
01/31/2025			597-597-935.000	END BALANCE	0.00	0.00	1,727.64
01/01/2025			597-597-940.700 DPW EQUIPMENT		BEG. BALANCE		6,317.85
01/31/2025	GJ	JE	DPW EQUIPMENT REIMBURSEMENT JAN 2025	3267	285.16		6,603.01
01/31/2025			597-597-940.700	END BALANCE	285.16	0.00	6,603.01
01/01/2025			597-597-977.500 EQUIPMENT		BEG. BALANCE		202.00
01/31/2025			597-597-977.500	END BALANCE	0.00	0.00	202.00
01/01/2025			597-597-995.000 TRANS TO OTHER FUNDS		BEG. BALANCE		157,659.97
01/31/2025	GJ	JE	MHP ALLOCATION JAN 2025	3272	26,276.67		183,936.64
01/31/2025			597-597-995.000	END BALANCE	26,276.67	0.00	183,936.64

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
TOTAL FOR FUND 597 LEX MOBILE HOME PARK					35,746.49	680.44	414,273.47