

***APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
August 18, 2026***

Present: President, Barbara McCuen, Randy Bretz, Vice-president, Jo Theise, Secretary, Treasurer Al Topil, Carol Conway and Jeff Briggs

Approved absence: None

Staff: Nick Horvath, Grounds Superintendent and Don McIntyre, Administrative Assistant.

Guests: Carl Engstrom, Vaughn Carter, Sharon 'Topil and Lori Barr

Approval of Prior Meeting Minutes: Barbara asked for any additions or corrections to the July 21, 2026 meeting minutes. Randy moved to accept the minutes and Jo seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting)

The rain just keeps coming! Let's hope it continues through the fall seeding window. We will be seeding as many bare spots as possible this fall, starting in mid-September. If there are areas around your units you would like to tackle, please stop by the shop for seed and straw. We are more than happy to supply residents with products and materials to help keep Wellington "Green".

The summer help has gone back to school and Jimmy retired last month. We are searching for part-time mowing help and have a couple of interested parties. Please be patient during this transition, as we do our best to keep up with the mowing and line trimming. Our big mower is also down as we wait for parts. We have been out spraying weeds the past couple weeks as weather permits. The weeds enjoy the rain as well, and we can

only spray in the grassy areas when temps are below 85 and there is no rain in the forecast. The plan is to have weeds under control and have areas ready for seed next month. As a friendly reminder, please bag any yard waste and put it in the courtyard for pick up. This is much easier for us to handle than picking up loose piles around and behind units. The last day for yard waste pick-up by Wellington maintenance will be Monday, November 30. The city does not recycle it between December 1 and April 1 and will take leaf bags and yard waste with your regular garbage during these months. Let me know if you have any questions or concerns. Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067

Resident's Comments: Lori Barr expressed her concern with the rental properties and it was discussed.

Committee Reports: (Written reports are submitted in advance and are in blue font.)

Finance/Treasurer:

Treasurers report for August 18th board meeting showing results of July monthly activity of which copies are attached.

From July operations we had a net income over expenses of \$24,894.21. This is \$7,822.21 over budget. For the ten months year to date we are \$44,981.34 over budget. We have year to date \$82,606.34 versus last year to date \$9,652.41.

For the month revenues are \$3,634.94 over budget. Employee expenses are \$1,403.20 over budget. Building and Grounds expenses of \$9056.57 are \$3,832.00 less than budget. General and Administrative are \$1,464.24 less than budget.

Thus the results of monthly revenue \$64,710.94 and expenses of \$38,816.73 give the net income of \$24,894.21.

The balance sheet shows current assets of \$268,182.19 and current liabilities of \$51,233.38 results in a current ratio of assets to liabilities of 5.23 to 1 or \$5.31 cash and equivalent to pay every \$1.00 of liabilities. Thus we have a members equity of \$603,831.10 over liabilities of \$51,233.38.

Our checking account has a balance of \$90,859.93 and the reserve account \$154,714.37. There are some concrete areas to started this fall. The expense will be paid from the reserve account.

The accounts receivable of \$19,553.43. Of this amount there several account over 90 days due. There two accounts where the owner has moved and left no forwarding address.

If there are any questions please contact me. If no questions I would ask that financial statement be approved as presented. Carol seconded. Motion carried. Carol said that we needed to have a finance committee meeting.

Golf Report:

Our membership count is now at 175 as of 8/16/2026. The family membership count is at 118. The single membership is 54 and the grandparent membership is 3.

This is only 4 memberships short of our total for 2025 and we still have several months left in the year. We are on track to have a record membership year.

The actual number of non-resident members is 417. However some of these play only occasionally. We really have no idea how many residents actually use the course.

As of 7/26/2026, we have had over 4700 people play the course since starting to keep track in January. However, our average

hasn't changed much. The average is now nearly 29. Some days there are only 10 or so. Another day might be 65-70.

Carol said that we have not received the Ameritas check. Jeff said there were non-residents and non-members that were just walking on the golf course and playing.

Administrative Assistant Report: Don reported the following deed changes: On July 17, 2026, 7311 OPR No. 23 from Dale Baker to ITM LLC

Don said that this is probably a rental.

Architecture and Landscape Committee Reports:

1. Architecture Committee met briefly on 7/27 to review and decide upon an approved shingle for Betty Tenhulzen to use for her shake shingle replacement.

- Using the samples she provided, the committee found an exact match against the laminate shingles used to replace the shake on Canterbury South building (#41-44).
- This shingle is now the standard for future shake replacement on Canterbury properties.
- A copy of the shingle standard will be scanned and placed in the property folders associated with the Canterbury properties.

2. Downspout materials for the Hardesty and Masters property (7300 South St Unit 12) were purchased and delivered to that address. The cost was \$51.91 and was submitted to Nick for reimbursement. Hardesty and Masters preferred to do the installation themselves although as of 8/16 the items had not yet been installed.

Landscape Committee met on Friday 8/13

1. Letters were previously sent to the following individuals for non-compliance with landscape/general upkeep of property. They

were given a two-week time frame (which is well past due now) to bring their property to be in compliance.

One in Cromwell does not appear to have completed any work and another one in Cromwell has completed some work (still junk in backyard and landscape work to do to bring into compliance) One in San Simeon has some work completed and one in Cambridge has completed some work.

2. Landscape Violation Enforcement - Landscape committee believes that the current bylaws outlining the process for landscape violation enforcement is ambiguous and should be a clear-cut documented process.

The committee has proposed a notification letter that would be hand delivered or placed on a resident's door. In the case that the resident is a renter, a certified letter would also be sent to the owner of the property. The letter outlines the violations and notifies the property owner that they have two weeks to bring their property into compliance. I previously provided a sample of the letters that were sent and the letters have been placed in the 'property' folder for each on the new HOA website.

If after two weeks, the property is still not in compliance a fine of \$100 will be issued (what is the process for this?) and a second letter (needs to be created) will be delivered to the owner (and renter if applicable) stating as such that the property is still not within compliance. The second letter will provide them with one additional week to remediate the landscape violations. If after the additional week, the property is still out of compliance, another \$100 fine will be issued and the property will be brought up for vote by the board to hire a contractor at the owners expense to bring the property back into compliance (as is currently required).

This proposed process is within the general (ambiguous) guidelines outlined in the current bylaws which state:

Except as specifically provided for landscape violations, a \$100 fine may be assessed for each month that a violation remains uncorrected.

And furthermore, in ARTICLE VIII - Exterior Maintenance it state:

In the event that an Owner of any Lot shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors of the Association, the Association, after approval by two-thirds decision of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel of ground and to repair, maintain and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be a special assessment to which such Lot is subject.

The goal of the landscape violation enforcement process is to get the landscaping into compliance as quickly as possible and not just issue \$100 fine for months. A timeline of about 3-4 weeks between the two letters also coordinates with monthly board meetings in case a vote is required to hire a contractor.

3. Landscaping Committee conducted a survey of the WGHA commons property to create a prioritized wish list of areas that may be needing a little extra care. A copy of Top 10 locations that the committee felt were in need of some attention will be provided to Nick to better align the landscape committee with the maintenance team.

Jeff said he was concerned with enforcement of the rules, he said we should send a letter and in two weeks send another and then fine them and hire the work done.

Long Range Planning: None

By-Laws: Jo said that there is significant issue in the by-laws with Landscape. After discussion, Barbara suggested that Jo work on it and send the by-laws suggestions out by email.

Concrete:

Concrete – First, perhaps you noticed flags and a stake in the ground by Sunbury Court's entrance. Lincoln Electric will be moving the street lamp very soon which will then make it possible for widening of the entrance to that court which you have already approved. Second, our committee identified a number of spots which we recommend be replaced. The attached map with red blocks that show the locations scattered among our various courts. With board approval of the estimate of \$26,556, we will engage the Concrete Doctor to do that work as well as the entrance to Sunbury. NOTE: This is an estimate, it could be a bit more than this or a little less.

Randy said that the city has moved the lamp post at Sunbury, Randy made a motion to hire the Concrete Doctor to do their \$26,556 estimate. Carol seconded the motion. Motion carried.

Court Captains:

Court Captains – Folks at San Simeon and Chatham Park will host the Lincoln Libraries bookmobile. In addition, we'll involved all Court Captains in promoting the bookmobile, the new website and meetings/training for residents in those courts that request it. Share September 3 on your social media, with a link to the Wellington Greens Facebook. <https://www.facebook.com/share/1EMrebAwWd/>

Randy said he is communicating with the court captains.

Social Committee.

Thirsty Thursdays

Thirsty Thursdays were held on July 23, July 30, August 6, and August 13 at the clubhouse. Eight to twelve residents and guests attended each event and enjoyed snacks, beverages and good conversations. The last two Thirsty Thursdays for 2026 will be held on August 20 and August 27 at the clubhouse.

Additional Social Event

On Thursday, August 13, 2026, resident Randy Bretz hosted Hometown Poetry and Art from 6:30 to 8:30 PM in front of the clubhouse. This event featured poetry composed and read by Twyla Hansen, David Williams, Arden Eli Hill, Nikki Moore, Jan Bretz, and Sam Stecher. Art works by residents were on display in the clubhouse for this event, which was well attended.

Web Site:

Website/software – Jeff Briggs and I have been working on our new website/system which will include a database of all home units, the people in them, the capability to reserve the clubhouse, pay for golf, submit various forms, our newsletter and even an app for our residents. I plan on demonstrating the website and app during our August meeting. One important note is that the new system means we will need to move all monthly automatic payers to the new payment system. We've begun a communication campaign to help with that.

Randy said he would do a promotion of the website and app at the annual meeting.

OLD BUSINESS:

Annual Meeting: After discussion Barbara agreed to chair the nomination committee. Several residents were

discussed about being on the board. Barbara and Al are going off the board.

NEW BUSINESS

Newsletter topics.

Jo moved that we adjourn. Jeff seconded the motion. Motion carried. Meeting adjourned at 5:20 p.m.

Next Meeting: The September, 2026 Board meeting is scheduled for September 15, 2026 at the clubhouse starting at 3:30 P.M.