

**APPROVED Board of Directors Meeting Minutes  
Wellington Greens Homeowners Association  
November 18, 2025**

Present: President Linda Siedhoff, Secretary Jeanne Johnson, Treasurer Mike Behne, Jim Wharry and Dave Owen

Approved absence: Vice-president Barbara McCuen

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

Guests: Alfred Topil, Paula Schawarten and Mike Behne

After discussion Dave made a motion that the Board not meet in December, 2025. Jeanne seconded the motion. Motion carried.

Board and committee chair assignments were discussed and Jeanne made a motion and Dayne seconded that the following offices and committee chairs be assigned:

President and Court Captains – Linda Siedhoff  
Vice President, Social and Long-Range Planning – Barbara McCuan  
Secretary, Golf and By-Laws– Jeanne Johnson  
Treasurer and Finance – Jim Wharry  
Concrete and Landscaping – Dave Owen  
Architecture – Dayne Urbanovsky

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to The October 21, 2025 meeting minutes. Jim moved to accept the minutes and Jeanne seconded the motion. Motion carried.

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

Stump grinding holes have been cleaned up and filled with dirt. We will seed the areas in the spring to assure better germination. If you still see stumps around your courtyards, we are aware of them and will hopefully have them ground soon.

We planted a total of 24 large trees in October and still have a few of the Black Hills saplings holding on from last year. We will continue to keep an eye on trees that need trimmed or removed. Please fill out a work request if there are any trees around homes that are posing a threat so we can get them added to the list.

Thank you again for all the help with courtyard clean-up November 15 th . As mentioned last month, you can continue to rake or blow leaves from patios to commons areas and we will do our best to get them mulched before blowing back. Please do not make large piles, as they are hard for us to spread out and mulch with the mowers.

As a reminder, leaf bag pick-up will be ending November 28 th this year and start back up April 1 st . You may put them out with your regular garbage during this time but do not leave them in parkways or courtyards. Thank you for your understanding.

As always, feel free to contact me with any questions or concerns. Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067

Nick asked Don to put in the newsletter to ask the residents to water the new trees that were just planted; that you could not over water them in the winter

**Resident's Comments: None**

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

**Finance/Treasurer:** Treasurer's Report for the November 2025 meeting

I've reviewed the financial statements as of October 31, 2025 copies are attached.

For the month of October on the Income Statement we brought in 59,949 in revenue, which is 643 more than budget.

On the expense side, employee expenses are slightly over budget by 1,894 due to 3 paydays posting in October. The December budget has the 3 paydays posting (instead of the normal 2 paydays). Buildings and Grounds are 6,868 under budget. Total Utilities are under budget by 5,287. Total General & Administrative expenses are over budget by 330. Total Expenses are 78,732 and budget is 78,547 resulting in a YTD over budget of 185.

The balance sheet has 180,468 in current assets and 56,578 in current liabilities. The current ratio (current assets to current liabilities) is 3.19 to 1

Cash is at 33,022 in the Checking account. The Reserve account balance is 134,191. The cost of additional sidewalk replacement work during October - November will be reimbursed by the city. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month. The lockbox fees for October were 512. There was an incident of attempted fraud so out of caution the old checking account was closed on October 27th and a new account set up.

As of 10-31-25 the bank loan is down to 9,198. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

As of 10-31-25 the Accounts Receivable are 17,341 and the Prepaid Dues are (22,739).

Liens have been filed on 3 Units with very delinquent unpaid dues and a 4th Unit will move into Foreclosure.

If there are any questions, please contact me. I request the financial statements be approved as presented.

Respectfully submitted, Mike Behne, Treasurer

Jim moved to approved the financial report. Dayne seconded. Motion carried. Nick asked if the water bill could keep being paid with the Wellington Greens credit card because he uses the rewards for the crew.

**Golf Report:** Dave said he had no report. The special golf committee was discussed and Linda moved that the Memberships & Leagues pricing be changed as follows:

Raise Singles Memberships \$50 - From \$350 to \$400  
Raise Family Memberships \$50 - From \$400 to \$450  
Keep \$75 for grandchildren of WG residents  
Raise Guest fee from \$10 to \$13  
Leagues – Keep at guest fee rate, \$13.

Dayne seconded the motion. Motion carried. Jeanne abstained.

After discussion, Jeanne was told to send out the golf survey.

Discussion was had on the dates of the golf season, hiring a marshall and advertising and that was tabled until January 2026.

Discussion was had on a window being broken by a non-resident golfer and it was tabled until the January meeting.

**Administrative Assistant Report:** Don reported the following deed changes since last month: [October 17, 2025, 7100 OPR #20 Clark Habberman estate to Reginal Milleson.](#)

[November 10, 2025, 7500 South St No. 13 Melissa Chase estate to Rusty and Melanie Dawkins](#)

**Architecture Committee Report:** [Architecture:](#)

[Pending – Sunbury 2 paint color codes submitted. 3 owners working to find permanent replacement products for court – still pending.](#)

[Pending - WGHA court website pages – architecture committee members are working to complete all 20 courts website pages by spring 2026](#)

[Change Requests:](#)

[7411 OPR, all units, Blenheim Court - 11/12/2025. Court bldg change from wood to asphalt shingles. 2 of 6 owners not in favor but appears other 4 want to re-roof. 2/3 majority vote will need to be taken by architecture.](#)

[Problem units:](#)

[\\*how do we get work hired done if an owner denies access, exterior or interior?](#)

7300 So St #6 Briar Glynn – 2 yrs to paint townhome expired Sept. 27, 2025. Jeanne req bids to paint house. Owner will be charged the expense. Don handed WGHA letter explaining situation to owner on 9/6/25. Jeanne req painting qt from Esteban Painting.

7300 So St #8– 30 day notice mailed.

7111 OPR 9 - 9/23/25 Don attached letter to door of owners unit - window & foundation issues, owner sealed with spray foam. Has 30 days to fix or WGHA will hire work done.

Don mailed 12+ letters noting work will be hired effective June 1, 2026 to owners who didn't completed work requested in 2024 & 2025. Owners have till the end of May to still complete on their own.

Bylaws: 1 pending addition – Exterior lighting: Owners wanting to change/update/add exterior lighting to their unit, please contact architecture for approval. This excludes seasonal temporary lighting. 2. Edit under Re-roofing. Need to add clarification that when re-roofing or changing the shingles type on a shared roof, a 2/3 majority is required by owners, re-roofing is done at the same time and architecture approval needed.

Jeanne said there is nothing in the by-laws about exterior lighting, no rules about exterior lighting.

**Landscape Report:** Landscape Report for November 18, 2025

Four letters have been sent since the last board meeting on 10/21. One was sent to an owner regarding weeds and overgrowth that needed to be taken care of. One letter was sent to assess a fine for not cleaning up the areas in front of their garage. Two letters were sent to the same owner, one was for sent for not cleaning in front of their garage and for parking a truck and trailer in the common area parking. It was the second letter for the cleanup and third for parking the truck and trailer in the common area parking.

One owner contacted me and said he wanted to protest the fine that was assessed regarding his tenant. He asked when the board meeting and said he wouldn't be able to make. I told him he could write up his protest and I would pass it along to the board of directors for a decision. As soon as I receive it, I will present it to the board. Respectfully submitted, Jim Wharry Landscape

Jim read the owner's letter and discussion was had. Jim made a motion to keep the \$100 fine in place. Dave seconded the motion. Motion carried.

**Long Range Planning:** None.

**Concrete:** On November 10th Concrete Doctor started our second City sidewalk replacement of this year. The new City Fiscal year has started and we are

able to do another \$50,000 of work. The concrete work should be done by Tuesday or Wednesday of this week. Dave Owen

**Court Captains:** None.

**Social Committee.** 1. Lunch on WG Fall Cleanup Day

Lunch was served at noon on Saturday, November 15, 2025 at the clubhouse for residents who participated in the Fall 2025 Cleanup Day at Wellington Greens. Twenty-two residents attended and enjoyed 4” sub sandwiches purchased from Goodcents. Chips, cookies and bottled water purchased from Aldi were also served. Barbara McCuen and Jim Wharry served and cleaned up after the lunch.

2. Future Events

The next event hosted by the Social Committee probably will be a New Year’s Eve cocktail party from 4:30 to 6:30 or 7:00 PM on December 31, 2025.

**Web Site:** Don said that we were working with Eventective, a website that promotes renting venues for events in Nebraska,

**OLD BUSINESS:** None.

## **NEW BUSINESS**

**Newsletter topics:** Water the new trees, no December Board meeting and Lori Barr’s mahjongg event.

Jeanne moved that we adjourn. Jim seconded the motion. Motion carried.  
Meeting adjourned at 4:55 p.m.

**Next Meeting:** After discussion, the next Board meeting is scheduled for Thursday, January 22, 2026, at the clubhouse starting at 3:30 P.M.