

***APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
September 15, 2026***

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

Approved absence: Jo Theise

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

Guests: Carl Engstrom, Sharon Topil, Teresa Neal and Vaughn Carter

Approval of Prior Meeting Minutes: Barbara asked for any additions or corrections to the August 18, 2026 meeting minutes. Al moved to accept the minutes and Carol seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) We will never complain about rain, but it has definitely messed up the mowing schedule. Please be patient as we try to get caught back up. The plus side is it allows us to tackle other projects such as tree trimming, equipment maintenance, blade sharpening, mulching, etc. It's been busy around the neighborhood with concrete work and tree removal/trimming. We also found some more part-time help in the afternoons and evenings. Cam comes in around 4pm after his full-time job and helps with the line trimming. He does an amazing job and has attention to detail. Jack is going to school at SCC in Milford and comes in a couple times a week to help with clean-up and special projects. We will have seed and straw available in the shop starting September 21st. Please stop in and grab some if you would like to hit some bare areas around your unit. Let me know if you have any questions or concerns. Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067

Nick explained the Sub-metering system for water billing. He said that it would be \$7 per meter per month in addition to the charge for the water. Carol said it would be an accounting nightmare. Carol made a motion that do not do it. Jeff seconded the motion. Motion carried.

Randy said he wanted to commend Nick on the job he did with the resident who complained about the tree removal service.

Resident's Comments: None

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

Finance/Treasurer: The treasurer's report for the September 15th board meeting shows results of August operations.

The finance committee met on August 19th and reviewed the annual budget resulting in no changes. With the decision not to recommend an increase in monthly fees.

August operations show results of revenues as \$60,512.71 and expenses of \$68,159.39 resulting in loss of \$7,646.64. This results also in a reduction of the year-to-date income to \$75,018.27.

The balance sheet has a current balance of \$260,639.56 and current liabilities of \$48,824.26 giving us a current ratio of 5.33. This means that we have \$5.33 in cash and equivalents to pay for every dollar of current liabilities.

Our checking account balance is \$48,458.19 and a reserve account of \$160,453.27.

We have \$17,740.19 in receivables over 90 days with an allowance for doubtful accounts of \$4,195.60. At this time we do not have a monthly charge for bad debts. This month we have one account that we have received returned billings showing incorrect address and no forwarding address.

There is a water system receivable in the amount of \$26,369.88 resulting from an overpayment on this month's billing. This overpayment was due to the last payment not being recorded at the time of new billing. This should be reflected in the next billing.

If there are any questions regarding this report please call or email me. If there are no questions, I would ask that the financial statement be approved as presented.

After discussion, Al moved to approved the financial report. Randy seconded. Motion carried. Carol made a motion to approve the budget. Barb seconded the motion. Motion carried.

Golf Report:

Our membership count is now at 180 as of 9/14/2026. The family membership count is at 122. The single membership is 55 and the grandparent membership is 3. We've had more families join this year.

We have surpassed the number of memberships since the end of last year.

The number of non-residents playing the course is at 458. But again, we don't have a count of residents who play.

As of 8/30/2026, we have had over 6100 people play the course since starting to keep track in January. And again, our average hasn't changed much. The average per day is now almost 31. But there have been some hot days and recently rain. August 1st was our biggest day with 70 golfers. August 22nd was the next with 67 golfers. However, we all know that not everyone signs in and some don't put down how many play in their group.

Carol said that this is a record for the number of memberships.

Administrative Assistant Report: Don reported the following deed changes: On August 26, 2026, 7500 South St. No. 5 from Donna Ogrady to William Jarrett.

Architecture Committee Report: Landscape

1. We have sent out new landscape violation letters to the following list of individuals (the two-week due dates are listed next to each).

New violations

1. 7300 South Street #5 - USPS trackable letter sent. Cost \$7.90 but proves the letter was delivered to his mailbox. Due date 9/18 due date.
2. 2331 South 74th #43. Due date 9/18
3. 7410 Old Post Road #10. Due date 9/24
4. 7100 Old Post Road #9. Due date 9/25

5. 7100 Old Post Road #10. Due date 9/25
6. 7100 Old Post Road #11. Due date 9/25
7. 7100 Old Post Road #12. Due date 9/25
8. 7100 Old Post Road #13. Due date 9/25

*Properties 9-13 at 7100 Old Post Road are all in Ramsgate with backyards facing the golf course.

2. Landscape violation letters were previously sent several individuals listed below. They were given a two-week time frame to bring their property into compliance. One individual did nothing and was issued a \$100 fine.

Old violations

1. 7500 South St #6 (Cromwell) - continuing to monitor. She did complete some work but additional work is required.
2. 7500 South St #7 (Cromwell) - issued a \$100 fine. Finally did some work after receiving the fine. Told her additional work is required. She requested a meeting to review her property.
3. 7221 South St #9 (San Simeon) - continuing to monitor. He did complete some work but additional work is required.
4. 7415 Tiffany Road #3 - continuing to monitor. Property is managed by Union Bank trust. In contact with the manager of trust to continue to see things kept in compliance.

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 the locations that the committee felt were in need of attention has been provided to Nick to align the landscape committee with the maintenance team.

Architecture

1. Permission was requested to install new windows on a property at 7501 Old Post Road #1. Existing window frames are wood and painted yellow. Homeowner requested new window frames be a dark bronze. The current style of the Kensington properties gives a bit of uniqueness to each...especially the two end units. Permission was granted to use the dark bronze windows as it is not seen to create any sort of dramatic difference that would take away from the aesthetic of all the properties in the court.

Jeff said that chairing Architecture and Landscape committees was just too much and requested that he only chair Landscape. After discussion, Jeff agreed to keep chairing both committees until after the Annual Meeting November 1.

Long Range Planning: None.

Concrete: Ten of our courts have been involved in 15 different concrete replacement jobs. Sunbury had the most activity with a widening of their single access drive, Wellington had the least with a corner of one of the drives being widened. One area in Cromwell was removed from the list because that was a driveway access to Unit 18 and we learned that driveway had heating coils under it. The concrete crew seemed very efficient and did a good job of cleaning up any messes. Once the entry to Sunbury dries and cures, they'll work on the other side of that driveway to repair some damage.

Disclosure: I am having them replace a small portion of my personal court at my expense. I will pay them personally for that work.

We had one resident in Wellington Court ask for repair on an area which is part of the access to his garage. After I said it wasn't part of this year's plan he offered to pay half. My reply was that the cracks were not nearly as bad as some areas in the neighborhood which weren't even on the repair list this year. The discussion about that driveway among members of the concrete committee has led to this proposal for the board to consider:

Proposal: Set aside \$2500 per year for concrete repair or replacement of areas immediately adjacent to garage access to be used if a HOA owner requests that repair work be done and offers to pay half of the cost. This is not intended to change how decisions are made each year by the concrete committee. The pavement leading to garage doors is considered part of the common area which is the responsibility of the Wellington Greens HOA. Rather, it is intended to give unit owners the possibility to have some work done even though the area adjacent to their garage may not be on a priority repair list.

Randy made a motion that \$2,500 be set aside each fiscal to pay one half of a resident's driveway if they agree to pay one half. Jeff seconded the motion. Motion carried.

Court Captions. We communicated with court captains as the concrete work was scheduled so they could notify neighbors. We've also sent two general update emails to court captains. Once our new system is in place, we will explore how it can be used for this communication with court captains and residents.

Signage and Google – I have established a profile for Wellington Greens on Google and this gives us the opportunity to advertise on Google for such things as our golf course and clubhouse rentals. In addition, I feel we need signage on the clubhouse. I've had people driving right by and not realize it's our clubhouse.

Proposal: We allocate \$500 to try some advertising of the clubhouse on Google.

Proposal: We purchase a sign that says Wellington Greens Clubhouse and mount it above the door or somewhere on the front of the building.

After discussion Randy was directed to purchase a sign for the clubhouse. It was also discussed to get a capacity sign for the patio.

Social Committee.

Thirsty Thursdays

The last two Thirsty Thursdays for this year were held on August 20 and August 27, 2026 at the clubhouse. Five to eight residents attended each event and enjoyed snacks, beverages and good conversations. Weekly Thirsty Thursdays will resume in May of 2027.

Additional Social Event

Resident Randy Bretz organized a performance by vocalist and pianist Emily Bass that was held on the lawn next to the clubhouse from 7:00 to 8:00 PM on Thursday, September 10, 2026. At least 45 residents and guests attended and enjoyed the performance.

Web Site:

HOA Software – Work has been done to add every Unit to the new system with standardized address labeling. Owners/renters information is being prepared for uploading in the near future. Jeff Briggs gets credit for that. Once

that is done, we will further develop the invoicing and paying system and work to integrate our accountant's system with the new HOA system. In addition, we'll continue developing the "public" web portion of the system and preparation for the transition to "live online" following the annual meeting. The plan is to demonstrate the new system at the November 1 meeting and to activate it for use shortly after that meeting. Once we've made the transition, residents will access it through our existing web address, wellingtongreens.net.

A new "official" email has been established for our HOA. It is wellingtongreens67@gmail.com . Randy Bretz currently administers this email.

On August 31, we sent residents who make automatic monthly payments of their dues a note that we would be switching systems. We will work with them to make the transition once the new system has been activated. NOTE: The new HOA software system makes use of a different payment processing company, thus the need to have people establish their automated monthly payments on that system.

We will schedule training and orientation sessions at the clubhouse and in each court upon request.

OLD BUSINESS: Randy said that the bookmobile is scheduled for October 1 and will be at San Simeon at 9:30 a.m. and at Ramsgate at 10:45.

Annual Meeting: Barbara said that Mike Behne was the only candidate for the Board. After some discussion, Vaughn Carter and Teresa Neal said that they would agree to be nominees. Don said that we needed to notify the residents the names of the nominees by October 1.

It was decided that Saturday, November 14 will be our Fall cleanup day and sandwiches will be served at the clubhouse at 12:00 noon.

NEW BUSINESS

Newsletter topics Carol said to use the number of golfers for the Did you Know column.

Randy said that September 28 has been designated as Neighbor's Day and that we should promote it with a morning coffee and perhaps a social hour in the evening.

Randy moved that we adjourn. Al seconded the motion. Motion carried. Meeting adjourned at 4:35 p.m.

Next Meeting: The October, 2026 Board meeting is scheduled for October 20, 2026 at the clubhouse starting at 3:30 P.M.