

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
February 20, 2024

Present: President Linda Siedhoff, Vice-president Lon Dyer, Secretary Jeanne Johnson Tammy Hanel and Barbara McCuen

Approved absence: Treasurer Mike Behne,

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

Guests: Randy Bretz and Annie Votipka

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The January 16, 2024 meeting minutes. Barb moved to accept the minutes and Lon seconded the motion. Motion carried.

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

Last month was filled with snow removal and this month has been nothing but water main breaks. We have experienced 3 different breaks since the beginning of February. In talking with the contractor and city inspector, it is happening everywhere. They say it is due to the dry soil finally receiving some measurable moisture, causing quick swelling and movement of the ground. It leaves us no choice but immediate repair regardless of the day and time.

The forecast is showing unseasonably warm weather for the next few weeks. Although there is still a chance for more snow, we will most likely be out working on spring cleanup projects.

With the good weather, there has been a lot of traffic on the golf course. This is not a problem in general but please remember, just because the grass is not growing, ball marks and divots still need to be repaired. Thank you for your understanding.

Nick did a power point presentation on the long-range landscape plan. He said that over 1500 trees are at the end of their lifecycle, needing trimmed or removed. He said it would be very helpful if residents donated trees, but the specific trees would need to be approved. A tree nursery was suggested and Nick said it could be placed behind Pembroke. He said to put in the newsletter that the Association will match up to \$1000 per court for new landscaping, but that may require the courts to hire landscapers or installing themselves and court residents are responsible for maintenance and upkeep. also, that grass and leaf bags should be placed out with their garbage from December 1 to April 1; that the crew does not pick them up during that time. He said he wanted to enlarge and level some of the tees and add retaining walls to the front of No. 4 green and No. 9 fairway along the sidewalk so they do not have to hand mow them. He also wants to complete the fence along 70th street from South Street to Old Post Road. He said that courts can continue to treat Ash trees with approval from the board.

Resident's Comments: Randy said he took the non-resident golf fees off the website because the board decided to not let them pay from the website. After discussion Barb moved to not charge a deposit on clubhouse rentals so residents could pay online. Lon

seconded the motion. Motion carried. Linda said to not send out golf tags until the dues are paid.

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

Treasurer Report

I've reviewed the financial statements as of January 31, 2024 copies are attached.

From operations we had net income for the month of 15,550 which gives us a year-to-date net income of 8,257. The YTD budgeted income 207,328 actual revenue YTD is 209,970 we are above budget for the year by 2,642. Most of the difference is in green fees revenue which is 1,910 more than budget, and interest income is 1,277 more than budget.

On the expense side, employee expenses are below budget for the year by 15,371 or 7.41%. Buildings and Grounds are 1,530. more than budgeted for the year mostly in equipment repairs and repairs/maintenance of the commons. Total Utilities are above budget for the year by 334. Total General and Administrative expenses are below budget by 6,964 attributed to lower legal fees and lower general insurance costs. Total Expenses are 201,713 and budget is 222,184 resulting in a YTD difference of 20,470.

The balance sheet has 247,910 in current assets and 75,427 in current liabilities. The current ratio (current assets to current liabilities) is 3.29 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 80,052 in the checking account and 102,657 in the reserve account and 51,075 in the CD which matures 6-29-24, for a total of 233,784. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month.

There were some higher cost items capitalized; \$7,755 for the 70th Street fence, and 2 new high efficiency furnaces and a water heater for the Clubhouse totaling 12,650. The old furnaces were 18 years old and the water heater was 30 years old and needed to be replaced.

As of 12-15-23 the bank loan is down to 49,496. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for January were 347.

As of 1-31-24 the Accounts Receivable are 18,095 and the Prepaid Dues are (26,006).

One of the old A/R was paid on 2-2-24 so that will be reflected in the next report. There is one old Account Receivable that has been sent for legal action. Our lawyer-initiated foreclosure on the A/R that is 14 months past due. There are 5 units more than 90 days past due, letters were mailed to them on 2-16-24.

If there are any questions, please contact me. If not, I would ask that the financial statements be approved as presented.

Jeanne moved to approved the financial report. Barb seconded. Motion carried. Linda said we need to get more bids on the water breaks.

Administrative Assistant Report: Don reported the following deed changes: On 1/26/24 7300 South St. No. 12, Sharon Miller to Jarrod Missman and 2/12/24 7311 OPR No. 22, Carolyn Simmons to Homemade Holdings LLC.

Golf Report:

2023 fiscal year shows 52 single memberships, 111 family memberships and 5 youth and/or grandparent memberships for a total of \$54,375 in revenue. We also collected 426 daily guest fees for \$426 and league fees of \$3,904. Total revenue for 2023 was \$58,705.

There was no advertising revenue collected by golf committee and no expenses.

We will discuss fees for 2024.

Lon said that we raised the dues in September, 2021 to \$300, \$350 and \$75 and in October of 2022 the guest fee was raised to \$10. Linda said we should hire a marshal. Nick said the golf membership should be changed to the calendar year so it is good from January to December. After discussion Jeanne made a motion to increase the league fees from \$8 to \$10; increase the non-resident membership from \$350 to \$400 for family and from \$300 to \$350 for individual and leave the grandparent fee the same. Barb seconded the motion. Motion carried with one dissenting vote. Jeanne made a motion that the Association hire a marshal to work \$12 hours a week at minimum wage. Tammy seconded the motion. Motion carried. Lon said he would find a marshal. Discussion was had about putting a sign on the golf cart saying "Golf Marshal." A night golf tournament was discussed and it was decided to not have one.

Architecture Committee Report:

Clubhouse Renovation: 2/12/24 Randy Deinert said permit not given yet from city. Let him know we need work completed by April 1.

Bylaws: Edited Bylaws on new website

Website: Randy Bretz said all Board members can have an email for a total of \$26 per yr. Do we want to pay for them or create generic emails from yahoo or gmail for all to start using?

Architecture:

Architecture Requests: No new ones

Problem Units: Will deal with after 2024 survey

2024 Surveys: Will happen during month of April.

Landscaping and Architecture committees will meet Sat March 23, 2024 to go over process.

Landscape Report: Nick & I met on 1/25 & came up with an initial plan. He's putting together what we discussed, so we can look it over for feedback!

We can discuss Aldersgate Church as well!

Long Range Planning: *I misspoke when I said in this report last month that "At this time, there is no mention of street-court signage in the 2033 Long Range Plan." Since then, I have discovered that a 2033 Long Range Plan was not completed after research was conducted on which to base a plan. I am now reviewing and analyzing the completed research to determine if I can draft a plan for the board's review and approval.*

When the weather is consistently warmer, I will begin photographing the street signage in Wellington Greens so that the current content and condition of the signage can be examined and compared for maintenance and, in at least the case of Ramsgate Court, replacement.

Concrete: None.

Court Captains: None.

Social Committee. 1. Tuesday Morning Coffee Klatsch

The Social Committee has been hosting a weekly Tuesday Morning Coffee Klatsch at the clubhouse from 9:00 to 11:00 AM since January 23, 2024. Anywhere from a dozen to two dozen residents have been attending each get together and contributing \$24 to \$26 to the clubhouse remodeling fund each week. Donuts and other sweet rolls purchased from HyVee are offered along with freshly brewed coffee at each coffee klatsch. If and when the clubhouse remodeling resumes will determine if the coffees will continue through the remainder of the winter.

2. Big Summer Event Scheduled for Friday, June 21

Based on recommendations from Linda Siedhoff and Vaugh Carter, I have scheduled Dan Reynolds, a Neil Diamond impersonator from Omaha, to perform at a Summer Fun Event behind the clubhouse on Friday, June 21, 2024. The event is envisioned to be very much like the Jimmy Buffet Party hosted the same weekend in 2023. I will be scheduling Social Committee meetings this spring to work out the details for this event.

3. Annual Garage Sale Weekend

I have temporarily scheduled our annual Wellington Greens garage sale weekend for Friday, June 21, and Saturday, June 22, with Goodwill agreeing to pick up donations at each participating court on Saturday afternoon, June 22. Since only 200 or 300 pounds of donations were picked up after last year's sale weekend, compared to 1,000 or more pounds in prior years, demand among our residents for a community garage sale weekend may have declined. At the February 20 board meeting, I will ask the board to vote on whether to have a sale weekend this year as scheduled or wait to have a sale weekend in 2025. I will contact Goodwill after the vote to confirm or cancel our reservation for pickups on June 22.

4. Other Social Events

Plans for other social events are on hold until we know when the clubhouse remodeling will resume or be postponed.

After discussion, it was decided to have a WGHA garage sale on the weekend of June 21 and 22nd.

Web Site:

OLD BUSINESS:

Clubhouse: Still waiting on permits. After discussion, it was decided that if work does not start by March 1, 2024 to wait until Fall.

NEW BUSINESS: After discussion it was approved that Eric Christensen of Edward Jones could give a brief talk at a Koffee Klatch.

Newsletter topics: That grass and leaf bags should be placed out with their garbage from December 1 to April 1.

Jeanne moved that we adjourn. Barb seconded the motion. Motion carried.
Meeting adjourned at 5:31 p.m.

Next Meeting: The March, 2024 Board meeting is scheduled for Marcy 19, 2024 at the clubhouse starting at 4:00 P.M.