

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
May 20, 2025**

Present: President Linda Siedhoff, Vice-president Barbara McCuen, Secretary Jeanne Johnson, Treasurer Mike Behne, Jim Wharry and Dave Owen

Approved absence: None

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

Guests: Alfred and Sharon Topil and Teresa Neal

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The April 15, 2025 meeting minutes. Jim moved to accept the minutes and Barb seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) Other than 5 straight days in the 90's, it has been a fairly decent Spring. A three-way fertilizer with pre-emergent and grub control was put down on the golf course and all commons areas the second week of May. The recent rain should really help its effectiveness. The maintenance crew has been working diligently to knock out as many work requests as possible. If you have turned one in, please know it is on the list and will be addressed. It is tough to get very many worked in during the spring when it is all we can do to keep up with the mowing. Our part-time summer crew will be on board at the end of May. This will allow us to keep up with hand mowing and line trimming, as well as completing other tasks aside from routine maintenance Thank you to those that have been watering. It was really starting to dry up and the grounds were showing stress. Feel free to contact me with any questions or concerns. Thank You, Nick Horvath
WG Grounds Superintendent 402-440-1067

Resident's Comments: None

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

Finance/Treasurer: I've reviewed the financial statements as of April 30, 2025 copies are attached.

From operations we had current month net loss of (10,397) which gives us a year-to-date net income of 14,515. The YTD budgeted revenue is 402,092 actual revenue YTD is 411,562 - we are above budget for the year by 9,469. Green Fees Revenue is 9,742 more than budget and Clubhouse Rental is 690 above budget.

On the expense side, employee expenses are under budget for the year by 9,097. Buildings and Grounds are 8,836 under budget for the year. Total Utilities are under budget for the year by 2,998. Total General & Administrative expenses are below budget by 9,812. Total Expenses are 397,046 and budget is 427,789 resulting in a YTD below budget of 30,743.

The balance sheet has 252,132 in current assets and 94,057 in current liabilities. The current ratio (current assets to current liabilities) is 2.68 to 1

Cash is at 97,581 in the checking account. The Reserve Account balance is 139,775. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month. The lockbox fees for April were 494.

As of 4-30-25 the bank loan is down to 20,012. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

As of 4-30-25 the Accounts Receivable are 18,862 and the Prepaid Dues are (25,399).

April had no unplanned major expenses which helped our YTD balances improve. The Summer water bills will be showing up soon due to the continued dry weather.

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. Jeanne seconded. Motion carried.

Mike said there would be a budget committee meeting in July. Linda said that each committee chair should be thinking about their committee's budget. She said we need to add one full time employee to the maintenance crew from March to November.

Golf Report: Golf course looks great the new tee boxes were long overdue. This month in the newsletter we would like to share the league days and times and encourage all members to join the men's, women's or couples league. Carol will get the info to Don.

Currently we have about 150 non-resident members, I think that's a good number.

Our Marshal Ray now has some experience and says he has asked about 10 people to leave the course because they were not members. I believe that word has got out that we have a marshal and walking on to play free golf is no longer easy.

Nick is working on getting our new signage saying that you have to be a member or guest of a member to play.

I have been working with Kurt Roback to create a virtual sign in sheet. We this will be a slow process I think.

Administrative Assistant Report: Don reported the following deed changes: 4/25/25, **7411 OPR No. 4**, Joann and Andrew Russell to Jacquelin and Virgil Dearmont; 4/25/25, **7111 OPR No. 5**, Rebecca and Van Alden O'connor to Greta Ann Buregman; 5/2/25, **7111 OPR No. 15**, Joyce Lehn to IDRIS5 LLC (Omaha address); 5/5/25, **7410 OPR No. 14** Phyllis Mueller to Brian and Laura Runge; 5/5/25, **2324 S 74th St No. 2** Jane Haire to Carolyn Weddle; and 5/6/25, **2331 S 74th No. 38**, Joy Mckinney to Emily Deck.

Architecture Committee Report: Architecture:

5/1/25 Sunbury Court Standards meeting – 2 paint color codes submitted. 3 owners working to find permanent replacement products for court – still pending.

Briar Glynn E building was painted. Unit 12's windows painted dark brown

In process of working with Cromwell Court units/buildings per paint color(s) & updating website page.

WGHA website pages for Wellington, Chatham Park, Ramsgate, Kensington, Graercy, Briar Glynn & Sunbury Courts have been revised. Please take some to review them and let me know of any edits. Go to www.wellingtongreens.net, Association, Courts of Wellington Greens, find specific courts name.

Architecture Requests:

7300 S St unit 2 – 4' wood back fence approved

7311 Old Post Rd Unit 31 Canterbury East. – requested a black storm door – approved

Problem Units:

7221 OPR #10 – Architecture em about wrong color brown painted on garage door 4/1/25. – Owner painted

7221 OPR #13 – Owner sent complaint about architecture & landscaping items of other units in building.

7101 So St #4 – back basement white/noncompliant sliding door – grandfathered in.

7311 OPR #22 – owner will paint radon vent dark brown. Per the non-compliance windows, they were NOT disclosed to her during the sale of the unit. Board to discuss how to proceed with this unit & others.

Other:

1. Clubhouse/Golf tee box 1 – Maybe use a RING camera to keep count of how many people are golfing, possibly communicate.
2. Create generic email addresses for all board members.
3. Golf – maybe review Pine Lake & Jim Eager golf rates for membership & leagues. If we think we may need to raise dues in the future, we may want to review other golf courses rates to make sure we have all our rates priced & advertised correctly.
4. Clubhouse – ditto due to the possibility of dues being raised in future.
5. New article in monthly newsletter – Court Tidings? Gests? Happenings?

Landscape Report: I have had to send a couple of letters regarding weeds and garbage cans, two at the end of April and five more in May. This seems to be a never-ending thing for some unit owners.

We had landscape committee meeting at the beginning of May. First thing we did was to figure out what our responsibilities were per the bylaws and the covenants. It should be noted all our bylaws are in accord with the municipal ordinances regarding overgrown vegetation, animal control and waste disposal. Nick said he would be planting trees in

the fall. Nick said there would be more seeding and fertilizing next month. Also, he said growing clover is not a good idea. It is an invasive grass that's hard to get rid of. He also mentioned there is mulch behind the Gramercy Court parking lot, it is available for unit owners to use around trees should they wish to use it. Our next meeting will be in August. A copy of that meeting is attached. Respectfully submitted, Jim Wharry
Landscape

Long Range Planning: None

Concrete: We have been working on getting bids and choosing a contractor for our concrete work. Getting contractors to show up and get us a bid has been challenging. We do not have enough bids to choose one at this point and need more time. We still have three areas that we feel are top priorities and plan to move on to second priority areas but have not been able to do a complete survey of the courts yet.

Steve Buchanan has been working on sidewalk repair and its my understanding the the city has already marked a number of sidewalks for repair. This is work that our contractor will complete and the City will reimburse us for. Currently the City has about \$50,000 dollars left for reimbursement, that will only do a portion of the work the City has marked so some work may have to wait till next year. All things considered this is a great deal.

The Concrete Committee would like to know if we choose a contractor in the next week or two would it be possible to do an email vote to approve the contract so we could move forward?

Dave said they had lots of issues of getting contractors to meet. He said Katie Pocras wanted to be on the concrete committee and she has people that she hopes to get bids from. Teresa Neal said she had concerns with her foundation. Nick said it had been approved when Tammy and Greg lived there. Dave said concrete cost would be around \$11 per sq. foot.

Court Captains: No court captains report. Linda

Social Committee. SOCIAL COMMITTEE

1. Tuesday Morning Coffee Klatches

The LAST Tuesday Morning Coffee Klatche for 2025 was held at the clubhouse on Tuesday, April 29, 2025, and attended by 18-20 residents. Many thanks to social committee member Joey Kramer and WG resident Lois Reins for hosting the coffees each week in 2025.

2. Painting on Canvas Party

A painting on canvas party was hosted by artist Kerri Roper on Thursday, April 17, 2025, from 6:30 to 9:30 PM at the clubhouse. All supplies were provided for a registration fee of \$25.00. Approximately ten residents attended and enjoyed the party!

3. Thirsty Thursdays

The FIRST Thirsty Thursday of the season was held on Thursday, May 15, 2025, and hosted by social committee member Vaughn Carter and his wife Donna. Due to high winds, the party was held inside the clubhouse, and 18 to 20 residents attended.

4. 3 rd Annual Summer Fun Party

The date for the 3 rd Annual Summer Fun Party hosted by the Social Committee has been CHANGED from Friday, June 20, 2025, to Saturday, June 21, 2025. A “rain date” has been scheduled for Friday, June 27, 2025. The party will be held on the lawn south of the clubhouse from 6:30 to 9:30 PM. Guitarists/singers Doug Dickeson and Jon Sundermier will provide the entertainment for the event. As in the past, free margaritas will be served.

Web Site: Nick asked if we could add a page to the website and call it bulletin board. Jeanne said we have a page called announcements and she could change it to bulletin board.

OLD BUSINESS: None.

NEW BUSINESS

Newsletter topics. Lindsey Korger ad from Beth Webb.

Linda said we need a camera at the back of the clubhouse and a Clubhouse for rent sign in the front. Nick said he had the camera in place.

Jim moved that we adjourn. Mike seconded the motion. Motion carried.
Meeting adjourned at 4:08 p.m.

Next Meeting: The June 2025 Board meeting is scheduled for June 10, 2025 at the clubhouse starting at 3:30 P.M.