

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
May 19, 2026

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

Approved absence:

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

Guests: Vaughn Carter and Sharon Topil

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

Grounds Superintendent's Report: (Written report submitted prior to meeting) It has been a good month so far. We had a new summer hire start on Monday, May 11 and will have two more starting on Tuesday, May 26. Again, please be patient as we train them and help welcome them to the crew. A fresh layer of mulch has been added to the clubhouse and entrances, as well as some other commons areas we maintain. We have been seeding bare areas as time permits. If you see straw on the ground, feel free to water and help with germination. Weeds have also been sprayed and we will continue to do our best to keep them monitored and under control.

Finally, some much needed rain! Campus has looked fairly good despite the lack of moisture, but was beginning to brown up quickly. Hopefully, we will continue to receive more and get some deeper saturation to help the trees.

Thank you to those who water their surrounds. With that being said, I would like to throw out a few watering tips:

☐ **Observe** – Your grass will show signs of whether or not it needs watered (wilting, crunchy, brown). If it remains green and is growing quickly, you can back off on watering. Pay attention to the weather. Temperature and wind will affect the amount of water required.

☐ **Water deeper and less frequent** – This promotes deeper root growth and more drought resistant turf. One, possibly two heavy waterings per week should be sufficient. If you notice run off, stop watering, give the soil time to absorb (1-2 hours) before adding more water.

☐ **Timing** – spring and fall do not require as much watering as the summer months. It is best to water between 4am and 10am, as it is cooler and helps prevent disease. It also allows more water to hit the ground instead of being lost to evaporation from wind and heat. When temperatures are above 90 degrees, it is good to give the grass a quick 5-10 minute cool down, called spritzing or syringing in the afternoon, just enough to wet the leaf blades.

☐ **University Extensions** – UNL and other midwest research universities are good sources of information (<https://water.unl.edu/>).

Let me know if you have any questions or concerns. Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067.

Nick said that he would like to see the watering tips in the Newsletter and that he is going to get the tentative mowing schedule to Randy to put on our website.

Resident's Comments: None

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

Finance/Treasurer: Enclosed are the financial reports for April 30, 2026.

The ending cash in the checking account is \$78,362.66 down from February as shown in the Proof of Cash statement. This report shows what makes up the change in the checking account.

The April income statement shows that we had \$743.35 revenue over expenses. This is due to the revenues being \$26,369.45 less than last month and expenses \$7,695.95 greater than last month. The revenues are less in April due to March receiving annual membership dues expenses greater due to a two-month water billing of \$23,442.39 paid in April.

The balance sheet has \$231,635.32 current assets and current liabilities of \$51,595.43. The current ratio of current assets to current liabilities is 2.227 to 1. That shows that we have \$2,227 in cash and receivables to every \$1.00 in current liabilities. We are in good shape to be able to cover everything that we owe.

As of April 30, Accounts receivable are 419,419.42 and prepaid dues are \$26,669.09.

If there are any questions please contact me. I request the financial statement be approved as presented. Respectfully submitted, Alfred Topil, Treasurer.

Nick said what about reinstating the 5% SEP? Discussion was had and Jo moved to return the SEP to 5% for 2025. Jeff seconded the motion. Motion carried.

Jo moved that the treasurer's report be approved. Carol seconded the motion. Motion carried.

Golf Report: According to the membership count, we have sold 155 memberships so far in 2026. This includes 54 singles, 3 grandparent and 98 family memberships.

As of 5/11/26, the number of people playing the course is 1992 since we started keeping track on 1/12/26. Some days there are only a handful. The biggest day was May 3rd with 68 playing.

I've done a deep dive into the family memberships. Those families who renewed or bought their memberships online, have filled out a line that asks how many people in

the family are playing. Unfortunately, I have identified only 47 out of 98 family memberships. With just those 47 memberships counted in, we have a total of 234 people playing.

I want to discuss the possibility of contacting the other 51 families and find out how many people in their family are playing. We may want to discuss cutting off membership. But we also should discuss the cost of the course for residents vs. members. If we cut off membership, there will be no more money coming in..... other than guest fees and they don't amount to that much.

After some discussion, Jeff volunteered to marshal the golf course. Nick said we could rent a golf cart very reasonably. Carol moved that Jeff do the marshalling and Barbara seconded the motion. Motion carried.

Carol said that Dave Malone with Pine Lake wants to bring a young group to play our course Tuesday, July 7 from 8:30 to 10:30. The board agreed it would be okay.

Administrative Assistant Report: Don reported the following deed changes: The only deed change since last month is: April 27, 2026, 7101 South St No. 1, Find Your Niche, LLC to Patrick Lawyer.

Architecture and Landscape Committees Report: May Architecture and Landscape Report.

Jeff has taken control of the email accounts for both architecture and landscape. I will be sending out emails to previous landscape and architecture committee members this week to see if they wish to remain on the committees.

Committee Items to Discuss:

1. Jodie Hust (7300 South Street #4) wants to put in screening on their deck to help keep bugs out (has had wasp building nest)
2. Amy Larson (7221 South Street #6) wants to rebuild their pergola as the existing wooden structure is rotting out. They will be looking to use composite materials and keeping the color match to the existing structure.
3. Beth (7420 South Street #4) looking to have Wellington Greens replace/repair the retaining wall that is failing. See pictures.

After discussion the board approved Nos. 1, 2 and 3. Nick said the crew would tear out the old retaining wall and hire someone to put in the new one.

Long Range Planning: None.

By-Laws. May 2026 Bylaws Committee Report

I have printed out the bylaws and Covenants documents found on the website. I have read them and generated questions for the board. Primary goal is to locate at least two

residents that would like to join the committee and continue to review the documents and focus on verbiage and clarity for allow members. Additions to covenants will be completed with board involvement. Would members benefit from getting hard copy when they become residents? (Possible welcome committee packet)

Questions about social, rentals, document lists 19 courts - what is missing? Have we completed a survey of all residents for architecture committee - says 3 year rotation (what year), in architecture section - wording is "will be made" and another instance is "any resident caught" - let's change this.

Bylaw XV - need examples

Bylaw XIX - need clarity

Monthly newsletter - sent via email - is everyone getting it? No email, etc. Do we allow someone to request hard copy? Respectfully submitted, Jo Theis Wellington Greens Bylaw Committee Chair

Concrete: I have asked Dave Owen, Steve Buchanan and Katie Pocras to continue to serve on the committee. Several areas which Dave pointed out during a recent visit and other projects are on a list for discussion at the Board:

1. Sunbury entrance work to widen and replace some bad areas
2. Wellington entrance rounding of the curb on the western portion of the driveway
3. Several areas (yet to be measured) in Regency Court in front of units 9, 10 and 11
4. Several spots yet to be identified and measured in Kimberly
5. Discuss replacing all old concrete in driveway and parking area at the clubhouse
6. Sidewalk work (not sure just which sidewalks need attention)
7. Pump an area outside one of the units in Canterbury and list a few other areas where pumping may help reduce or eliminate uneven areas.
8. Consider hiring a crew to clean and tar cracks throughout the HOA

We would appreciate some sort of indication of budget for concrete work, then we will submit a list of recommended projects.

Nick said the reserve fund is for concrete.

Court Captains: Court Captains – I have initiated a monthly plan to communicate with the Court Captains with updates from the Board, ideas to share, and examples of activities to involve residents. Shortly after the April Board meeting I sent an email with

an update of Board members, some notes about coming events and a request that they confirm their role as Court Captain.

Then, in early May, I sent another email listing all of June's activities including garage sale, summer party, storytelling and a note about watering spots where the crew had seeded and covered with straw.

My work with them is going to focus on positive things including activities, suggestions from Nick and the crew and encouraging court activities. I will host a meeting this fall. I believe I now have an updated list of people in that capacity.

Social Committee. The only item to report for the Social Committee is the Summer Fun Party is still scheduled for Friday, June 5, 2026.

Web Site: Website – I'm back as "Webmaster" for Wellingtongreens.net. I've updated a few things, added some of our activities in June and cleaned things up a bit. I plan to "soften" things a bit to make this feel like a welcoming place instead of a military base camp. For example, our "General Rules and Information" says such things as:

Units Exteriors and Landscaping: Owners are responsible for the care and maintenance of all parts of their property, buildings, and land. Any Exterior work on units, garages and landscaping needs to be approved BEFORE work is started and needs to follow WGHA rules. See Covenants and Bylaws for details. Any owner who carries out non-approved exterior and/or landscaping changes will be made to conform to the Covenants & Bylaws at the owner's expense.

I checked into the "Board Portal" and it is not designed as a place where you can easily store information about committees. Therefore, I recommend that we establish a cloud service with Google or some other provider and use that to be able to store things in the cloud. I recommend Google. Here is information about their Google for Nonprofits. Google offers a specialized program called Google for Nonprofits that provides qualifying organizations with a free custom Google account (with professional email) and Google Drive.

What You Get

- ☐ **Google Workspace for Nonprofits:** Free custom email (e.g., you@yournonprofit.org).
- ☐ **Google Drive:** Ample cloud storage (collaborative docs, sheets, forms) with generous limits per user.
- ☐ **Extra Perks:** Access to Google Ad Grants, YouTube Nonprofit Program features, and Google Maps Platform credits.

We have a number of "@WellingtonGreens.net" email addresses including:

- ☐ Admin **
- ☐ Architecture **
- ☐ Bylaws

- ☐ Concrete
- ☐ Contact
- ☐ Courtcaptains
- ☐ Finance **
- ☐ Golf **
- ☐ Landscaping **
- ☐ Longrangeplanning
- ☐ President **
- ☐ Social
- ☐ Superintendent **

Some of these are forwarded to individuals, others are just sitting out there. For example, longrangeplanning is forwarded to social. Bylaws goes to admin. Admin goes to Don McIntyre. Those with a ** have mail in them, I have no idea how to access that mail. I would like to discuss these email addresses and the establishment of a Google Nonprofit account at our May meeting.

Finally, I noticed that some of the forms have been turned off. Such forms as *

- ☐ Pay homes association dues by ACH
- ☐ Pay homes association dues by credit card
- ☐ Architecture change request form
- ☐ Common area work order form
- ☐ Clubhouse rental request
- ☐ Golf member play ach, credit card, membership play ach and credit card, sign in pay for guest, sign in and pay for guest or purchase golf course memberships

OLD BUSINESS:

NEW BUSINESS

Newsletter topics: Nick's watering tips

Sullivan Law Firm invoice. Discussion was had and Barbara is to write Mr. Berger and request to see the contract their firm had to work for WGHA.

Randy moved that we adjourn. Jo seconded the motion. Motion carried. Meeting adjourned at 5:25 p.m.

Next Meeting: The June, 2026 Board meeting is scheduled for June 16, 2025 at the clubhouse starting at 3:30 P.M.