

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
September 17, 2024**

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

Approved absence: Treasurer Mike Behne

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

Guests: None

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The August 22, 2024 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) The end of September and October will be a busy one for your Wellington Greens maintenance staff.

The following projects are on the list as well as taking care of work requests that the storm delayed:

- Grading and seeding bare areas and slopes.
- More tree removal and trimming.
- Stump grinding, backfill and seeding.
- Landmark Landscape will be planting 11 trees and 6 shrubs.
- The crew will be remodeling and leveling five tee boxes (1,4,5,6,7). The rest will be done next year.
- Regular maintenance and leaf cleanup/mulching.

We will do our best to keep up with the regular maintenance, but also need to get some of the other projects completed.

As always, feel free to contact me with any questions or concerns.

Nick said we will do fall fertilizer in a couple of weeks and start planting trees in the next two weeks.

Resident's Comments: None

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

Treasurer Report

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

From operations we had a current month net loss of (16,314) which gives us a year-to-date net income of 24,310. The YTD budgeted income is 624,100 actual revenue YTD is 636,398 - we are above budget for the year by 12,298. Most of the difference is in green fees revenue which is 7,115 more than budget, and interest income is 4,062 more

than budget due to putting idle cash into a CD. Clubhouse rental, advertising and Social Committee revenue are all more than budget.

On the expense side, employee expenses are below budget for the year by 15,726. Buildings and Grounds are 13,817 less than budgeted for the year. We will continue to build our reserve account for concrete repairs in calendar year 2025 and half of the cost to remodel the clubhouse starting this month, it currently is at 143,474. Total Utilities are below budget for the year by 5,247. Total General & Administrative expenses are below budget by 3,851. Total Expenses are 612,089 and budget is 650,730 resulting in a YTD difference of 38,641.

The balance sheet has 248,360 in current assets and 77,517 in current liabilities. The current ratio (current assets to current liabilities) is 3.20 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 41,381 in the checking account & 143,474 in the reserve account and 52,173 in the CD which matures 11-29-24, for a total of 237,028. Half of the Clubhouse Remodel (24,288) has been paid from checking. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month.

The July storm clean-up is an expensive non-budgeted expense that will post in September. We had 13 twenty-yard dumpsters and 20 thirty-yard dumpsters of tree debris hauled at a cost of \$4,450. We also had 5 days of tree work with a 60-foot lift at a cost of \$8,282.

As of 8-12-24 the bank loan is down to 35,834. Maturity Date is 3/30/2026 Monthly Payment is 1,855. The lockbox fees for August were 424.

As of 8-31-24 the Accounts Receivable are 15,302 and the Prepaid Dues are (27,105).

There are six units more than 90 days past due. One was granted a payment plan and is making agreed upon payments. One remains seriously past due and is now in Foreclosure. The other four will receive more than 90 days past due letters.

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

Items of note in the Treasurer's Report:

The July storm clean-up is an expensive non-budgeted expense that will post in September so the cost is not reflected yet on the August statements.. We had 13 twenty-yard dumpsters and 20 thirty-yard dumpsters of tree debris hauled at a cost of \$4,450. We also had 5 days of tree work with a 60-foot lift at a cost of \$8,282.

There are 4 Units that are more than 90 days past due. Past due letters will be sent to them.

Lon moved to approved the financial report. Jeanne seconded. Motion carried.

Administrative Assistant Report: Don reported the following deed changes: On September 11, 2024, 7300 OPR No. 14, William and Jan Rice to Goodenkauf, Owen Lee and Dering-Anderson, Allison

Don was reminded to send welcome letters to new residents.

Golf Report: Lon said they had a nice women's league party. Nick said that they are remodeling five tee boxes

Architecture Committee Report:

Architecture Requests:

1. Pembroke courts – 2 nd garage roof request (see below)
2. 7200 Old Post Rd #5 Regency Teresa Neal 8/7/2024

front cement patio & privacy fence. 8/7/24 Approved verbally. jj tt Teresa, explained how fence plus cement

can't be beyond 3 ft from side of house. For type of fence look at court's colors.

Problem Units

Still pending: If not already contacted, the architecture committee will contact every owner of a unit that has non-compliance windows installed and inform them they need to be in compliance.

Will hire a painter to complete work on 2 problem units who haven't completed.

7111 OPR #6 and #8 – painting garage & unit.

Work completed:

7311 OPR #19 – cedar shingles on upper rear window were installed by owner!!! Yeah!

Bylaws. Held a bylaw committee meeting on 9/5/24. See minutes below.

See page 1 & 2 of Bylaws to review and vote on. See page 3 of bylaw changes still in process/pending.

Landscape Report: On August 5 th , I sent a second letter to the unit owner in the Pembroke Court regarding garbage and the weeds on the patio. I had earlier requested they correct the situations by August 18 th . When I went by on September 4, nothing had been done to clean up the back patio and the garbage can was still sitting in front of

the garage. Nick said he would contact that guy from Lawn Hiro to clean up the patio. The garbage can issue is another problem unless we have some kind of recourse.

Unit #17 at 7311 OPR is also in need of cleaning up. A letter was sent to the Lehmans in MN and nothing has happened. It should also be on the list to clean up.

The unit in Canterbury West has seemingly corrected the issue with the garbage can and the three vehicles parked in the court.

Additionally, I have not heard anything about the Black Hills Energy group and the free trees. Maybe Nick has heard something.

Long Range Planning: None

Concrete: None.

Court Captains: Nothing to report. Next meeting will be end of September or early October.

Social Committee.

1. Thirsty Thursdays

The LAST Thirsty Thursday for 2024 was held inside the clubhouse on August 29, 2024. About 20 residents attended and enjoyed beverages and snacks.

2. Future Social Events

As stated in the August board meeting report, no further social events are planned until the clubhouse remodeling is completed this fall—hopefully, before Thanksgiving. After the remodeling is completed, the Social Committee will host an open house so all residents will have the opportunity to see the results of the remodeling. Following the open house, another social event will be planned and held, hopefully, before Christmas.

Committee chair Barbara McCuen is working with Randy Bretz on a form to ask residents who attend the open house about their degree of interest in a variety of different social activities in our community.

Web Site: Jeanne said she would ask Randy if he would build folders behind each officer to store information on their position for replacement members.

OLD BUSINESS:

Clubhouse: Barb said that work is suppose to start tomorrow. She said Justin from Patriot is to put the air vent Friday and the contractors are going to move the fridge to the bathroom.

Annual Meeting. Betsy Cowan and Randy Bretz have agreed to be nominees to make up the 4 needed per the bylaws. They will not fill a board position if voted in. Linda said Dave Owen said he would run for the board.

Fines. After discussion it was decided to not start enforcing fines.

NEW BUSINESS

Newsletter topics. None.

Jeanne moved that we adjourn. Jim seconded the motion. Motion carried.
Meeting adjourned at 4:19 p.m.

Next Meeting: The October 2024 Board meeting is scheduled for October 15, 2024 at 7410 OPR No. 7 starting at 3:30 P.M.