

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
April 21, 2026**

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

Approved absence: None

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

Guests: Sharon Topil and Vaughn Carter

Approval of Prior Meeting Minutes: Barbara asked for any additions or corrections to The March 17, 2026 meeting minutes. Barbara moved to accept the minutes and Al seconded the motion. Motion carried.

Everyone made their introductions; Barbara gave a synopsis of what had happened with the Board and the Crew.

Barbera made a motion that the following appointments be made. Al seconded the motion. Motion carried.

Jo Theis was appointed to fulfil the term ending October, 2026

Jeff Briggs and Carol Conway were appointed to fulfil the terms ending October, 2027, and Randy Bretz was appointed to fulfil the term ending October, 2028.

The following committee assignments were made:

Architecture and Landscape – Jeff

By-laws, Jo

Concrete, Court Captains and Website, Randy

Finance, Al Topil

Golf, Carol Conway

Long Range Planning and Social, Barbara

The Board approved the following Officers:

President, Barbara,

Vice-president – Randy

Secretary, Jo

Treasurer, Al

Grounds Superintendent's Report: (Written report submitted prior to meeting)
Mid-April has been very busy after a 10-day setback that put us behind on spring maintenance. We caught up with all the mowing of the commons and golf course and also applied our 3-way fertilizer, pre-emergent and grub control. We are hoping for some days without wind so we can tackle some of these pesky weeds! It looks like some much needed rain may be in the forecast for the end of April. Feel free to water around your units so the fertilizer can kick in.

The golf course greens will be top-dressed on 4/20 and again after we aerate on 4/28. This will hopefully get rid of the ball marks left from winter play. Please remember to be respectful and repair all ball marks and divots.

Let me know if you have any questions or concerns.

Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067

Nick said that the police found our trailer and we got it back. It still had the branches on it.

Resident's Comments: None

Jo suggested that we have a Welcome Committee for new residents.

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

Finance/Treasurer: Treasurers Report for April 2026

Enclosed are the financial reports for March 31, 2026.

The ending cash in the checking account is \$113735.04 up from February as shown in the Proof of Cash statement. This report shows what makes the changes in the checking account.

The March income shows that we had \$34,808.75 revenue over expenses. This is due to the paid golf memberships.

The balance sheet has \$257,914.25 current assets and current liabilities of \$81,129.84. The current ratio of current assets to current liabilities is 3.179 to 1. That shows that we have \$3.38 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.

The long-term loan has been paid off and I have the lien papers and the truck titles.

As of March 31, Accounts receivable are \$16,529.41. And Prepaid Dues are (\$33,332.79).

If there are any questions please contact me. I request the financial statement be approved as presented.

Respectively submitted Alfred Topil, Treasurer.

After discussion Al moved to restore the cash box in the amount of \$500. Randy seconded. Motion carried.

Al moved to approved the financial report. Barbara seconded. Motion carried.

Golf Report: Carol said that the Ameritas League had been asked to pay \$100 to use the course in addition to the green fees and moved to not ask them for the \$100. Randy seconded. Motion carried.

Administrative Assistant Report: Don reported the following deed changes:
March 23, 2026, 7501 OPR No, 3 Jay and Barbara Landell to Nathaniel and Megan Ediger and

March 24, 2026, 7500 South St, No 16, Dale and Thu Kohles to Daniel and Connie Nelson

Architecture Committee Report: None

Landscape Report: None.

Long Range Planning: None

Concrete: None

Court Captains: None

Social Committee. The 9th through 13th Tuesday morning Coffee Klatsches for 2026 were held on March 17, March 24, March 31, April 7 and April 14, 2026 from 9:30 to 11:00 AM at the clubhouse. Ten to 15 residents attended each of the coffees. Pastries from HyVee were served along with coffee.

The 14th Coffee Klatsch will be held on Tuesday, April 21, and the last coffee for 2026 will be held on Tuesday, April 28, 2026 from 9:30 to 11:00 at the clubhouse.

The next social event will be the Friday, June 5, 2026 outdoor music event featuring guitarist Doug Dickeson and vocalist Jon Sundermeir who performed for our community last summer.

Wellington Greens Goodwill Garage Sales will be held again this year on Friday, June 5 and Saturday June 6, 2026. Donations for **Goodwill will be picked up from the court entrances on Monday, June 8, 2026.**

Randy reported that the Story Telling event will be held June 17, 2026.

Website: None

OLD BUSINESS: None

NEW BUSINESS

Newsletter topics: Summer party June 5, Garage sales June 5 and 6 and Story telling June 17.

Randy moved that we adjourn. Jo seconded the motion. Motion carried.
Meeting adjourned at 4:49 p.m.

Next Meeting: The May 2026 Board meeting is scheduled for May 19, 2026 at the clubhouse starting at 3:30 P.M.