

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
September 22, 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: Al and Sharon Topil

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The February 11, 2025 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](#)) Hopefully we've had our last hot spell of the year. We will begin seeding bare spots and areas where weeds were sprayed. The goal is to see more grass than weeds every year! Stump grinding is scheduled for the last weekend of September so we can get those areas filled with dirt and seeded as well. We will also start renovating the last 4 tee boxes towards the end of September. This will allow them to grow in before winter. Fall/winter fertilization will take place towards the end of October or early November depending on the forecast. New trees will also be planted during the months of October and November.

As always, 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: Treasurer's Report for the September 2025 meeting I've reviewed the financial statements as of August 31, 2025 copies are attached. For the month of August, on the Income Statement we brought in less revenue than expenditures so we had a net loss of (12,314) which then gives us a year-to-date net loss of 2,662. The YTD budgeted revenue is 628,034 and actual revenue YTD is 641,268 - we are above budget for the year by 13,234. Green Fees Revenue are 12,906 more than budget and Clubhouse Rental is 2,376 above budget.

On the expense side, employee expenses are under budget for the year by 1,255. Buildings and Grounds are 5,364 under budget for the year. Total Utilities are under budget for the year by 6,444. Total General & Administrative expenses are below budget by 7,176. Total Expenses are 643,930 and budget is 664,169 resulting in a YTD below budget of 20,239.

The balance sheet has 212,987 in current assets and 61,213 in current liabilities. The current ratio (current assets to current liabilities) is 3.48 to 1

Cash is at 38,618 in the checking account. The Reserve Account balance is 162,874. The concrete work at 7200 Old Post Rd. #5 & #6 is complete and on 9-15-25 a check for 34,668 was sent to Concrete Doctor, which will reduce the Reserve balance. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month. The lockbox fees for August were 484.

As of 8-31-25 the bank loan is down to 12,827. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

As of 8-31-25 the Accounts Receivable are 15,581 and the Prepaid Dues are (19,442).

Two new Liens for unpaid dues are in the process of being filed.

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. Barb seconded. Motion carried.

Golf Report: Dave said he had no report.

Jeanne said she would like to email out a short golf survey, four or five questions.

Administrative Assistant Report: Two deed changes since last month's report:

8/26/25 7500 South St No. 16 Katheryn and Kenneth Winkenwerder to Dale & Thu Kohles, and

9/16/25 7300 OPR No, 18 Jerry & Kim Moore to Michael & Barbara Henninger.

Architecture Committee Report:

08/19/25 WGB Meeting- Architecture & Bylaw Committee Chair & Special Golf Committee Report

Bylaws: See bylaw additions attached for Board to review at Sept board meeting. Vote on at Oct board meeting.

Architecture:

Architecture committee met on 8/26/25. See minutes attached. Members are in the process of reviewing any units sent work request notices and working on individual courts web pages.

Pending – Sunbury 2 paint color codes submitted. 3 owners working to find permanent replacement products for court – still pending.

Pending - WGHA court website pages – architecture committee members are working to complete all 20 courts website pages by spring 2026

Change Requests:

7410 OPR 3/ Kay Hoxie / Wellington– JJ approved new exterior paint color.

7100 OPR 16 / Al Topil / Ramsgate – JJ approved replacing of wood siding with same color steel siding 7200 OPR 13 / James Mumford / Regency – JJ approved replacing of existing windows with vinyl windows. JJ told James, replacement windows color needs to be same as existing. James phoned describing color, said almondeske, JJ approved. Replacement windows installed are lighter than court color. Will require to see a sample color from now on.

Work Requests

Pembrook Court:

-All units have installed new garage light. -Did ask Lori Barr to ask other Pembrook residents that currently have cream colored windows if they would be open to changing to the tan color units 7548 & 7550 have when repainting or updating to vinyl.

Problem units:

7300 So St #6 /Allen Barber / Briar Glynn – Allen was handed Jeanne's notice by Don that he has until Sept. 27, 2025 to paint unit or WGHA will hire painters and Allen will be charged the expense.

7111 OPR 9 / Angel / Grammercy – sealed the exterior of his window & foundation with spray foam. Will send a letter.

Board Emails

1. Email set up for board has begun with Firespring. Jeanne will try and have it completed by Nov board meeting. \$15 a month for 10 email addresses charge has now been added to Firespring bill.

Special Golf Committee:

See attached minutes for 2 meetings held.

Special Golf Committee Meeting Minutes 09/02/25

In attendance/Introductions – Mark Hoistad, Carol Conway, Laura Runge, Brian Runge, Barry Johnson, Jeanne Johnson.

The WGHA board is looking into the revenue sources of the association, the clubhouse & golf course, to see if they are functioning to their potential, because monthly dues are going up.

Whenever dues go up, the board receives complaints & concerns about the increase. The 2 main complaints,

- 1) Employees – Working mostly on the golf course and not in common areas.
- 2) Golf course – Everyone pays for a membership in dues regardless if they golf or not.

There is an assumption that the majority of owners in WGHA don't golf.

The primary responsibility of the board is to look out for the best interest of the association. Because of the increase, the board is reviewing all expenses to make sure they are necessary and correct, and that our revenue sources are producing and functioning as they should, thus, the special golf committee.

This committee will be reviewing and making recommendations on all aspects of the golf course. The committee will begin by focusing on...

- Memberships levels, guest fee & league rates
- Course data and usage
- Maintenance needs
- Management of play
- Marketing
- New opportunities
- And anything else we believe will be good to consider.

Part of this committee's intent is trying to come up with additional funding possibilities. Currently Nick, the grounds superintendent for WGHA, has stated that the golf course covers 80% of its own cost.

Mark wanted to know what the committee is really trying to figure out. It is for income, amount of play, beautifying the course. Suggested gathering more information.

Jeanne said requested data from Nick-grounds superintendent & Barb – WGHA accountant - pending

Membership levels, guest fee & league rates

□ Jeanne showed current rates for WGHA memberships, guests & leagues (no league fee noted).

o Rates were raised in 2021 to \$300 individual, \$350 family and \$75 grandchild. In October of 2022 the guest fee was raised to \$10. League fees were raised from \$8 to \$10; in 2024 memberships of non-residents raised from \$350 to \$400 for family, \$300 to \$350 for individual, grandchild fee stayed \$75.

We offer pro-rated rates July-Nov.

Carol stated guest fees so far for 2025 were \$6110 or 611 rounds. Included Ameritas and St John's leagues.

□ Jeanne show rates for Pine Lake Golf Course, Jim Ager & Apple Orchard

□ Marketing done currently for WGHA

o Wellington Greens website

o Real estate for sale sized signs on 70 th & South St

o Word of mouth

o Golf course itself.

□ Suggestions considered for Marketing improvements.

o Create a FB & Instagram page for course – FREE

o Bigger advertising signs on 70 th & South St. Ex: Pine Lake golf courses sign

o Advertise on search engines (not sure how)

Jeanne asked committee to compare, discuss, and make further recommendations

Laura offered to contact Pine Lake golf about league info Management of play points
Jeanne noted

□ Currently on the honor system. Sign in sheet at clubhouse.

o Not sure how many golfers with memberships sign in

o Not sure how many members actually sign in & pay for guests

- o Not sure how many people just walk on and play – no membership/not a guest.
- Dave Owen, the current Chair of Golf for the association, experienced 2 “abuses” on the way to his 1st committee meeting this past spring.
- The board did hire a resident marshal for 3 months, this past May-July, to get an idea of trespassing on the course. Issues were discovered and the marshal had issues “)
- The board has been discussing hiring a golf marshal for years.

Membership management

Carol shared how she handles membership

Suggestions for managing course use/ police course

- Have more visible membership identification
- Golf towels w/ membership #'s
- Possibly hire golf course management position(s)
- Volunteers &/or hired
- Could be a combined management position of clubhouse

Mark recommended creating a simple survey of a few questions, say 5, for WGHA residents and non-residents with golf memberships to complete.

Questions suggestions

1. Do you golf?
 - a. If yes, how often – once a week, multiple times a week, etc
2. What time of day do you golf?
3. Do you golf with a guest?
 - a. If yes, how often?
4. What would make your golf experience better?

Assignments made at end of meeting –

Laura – Pine Lake golf league info

Jeanne - Gather data info from Nick & Barb

Jeanne & Barry – Create survey

WELLINGTON GREENS GOLF SUBCOMMITTEE DATE: TIME: FACILITATOR: 9-11-25 1:00 PM Jeanne Johnson

IN ATTENDANCE Jeanne Johnson, Barry Johnson, Carol Conway, Mark Hoistad, Brian Runge

Carol – Ameritas Legue dwindling, some are members. The St John's Legue is also small.

Jeanne – Review of Nick's email. Nick's report will be presented to the Board for review.

Cost of course to owners

Brian – Cost of water seemed low for the course. Also, members to guest's ratio appears to be about 50/50.

Jeanne – Barb's info, review email and reports. Guest dollars are better in 2025, vs 2024.

Carol – Changes to sign in sheet may or should be made.

Jeanne – Review sign up sheet to determine rounds of golf. Carol agreed to look at 2024/2025 to determine numbers of rounds played.

Mark – Recommend HA and Golf Course membership costs elevate at same levels. Perhaps HA residents and Members increase, but not the guest fee. Perhaps raise membership this year by a bigger amount, but again, not guests. Also to factor in, regarding rounds of golf played, another 20%.

Jeanne – Review of the Survey going out to owners.

Mark – One suggestion would be to use one time frame in regard to number of times played, rather than two. Also, a change to how many guests are invited.

Jeanne – No cost for the survey. Jeanne will sort data received. The survey will be for both HA Owners and Members.

Jeanne – Table the Marketing until Data is gathered.

Barry – Do we need to add a level to membership. Does not appear we need to at this time.

Jeanne – Re-emphasize the need to sign up online.

Barry – Rounds of golf appear low.

Mark – Perhaps raise the membership levels each \$50 to help offset HA increases. When HA fees increase, equally increase golf fees.

Jeanne – In regard to covenants, we direct changes in and to the best interests of the HA and golf course.

Mark – A suggestion, move the tee box hitting areas and fill ball washers with water.

Jeanne – Agreed to keep membership levels as they are and keep guest fees as they are. Will probably need to increase member rates.

Carol – Agreed to keep League's as they are.

Jeanne – Discussion about QR Codes for sign in and membership.

Carol – Keep it one person per transaction for sign up.

Jeanne – We do need to review signup sheet questions for changes.

Carol – Suggest keeping QR Codes as is. No changes.

Mark – In regard to outside upkeep. Perhaps by contacting the State Arboretum, grants may be available?

Jeanne – Wrap Up. We've completed two meetings. Will need at least one or two more to develop a proposal for the HA Board.

Assignments –

Number of rounds played - Count of number of rounds played, 2024/2025. This will provide a more "accurate" number compared to assumed numbers played. This will help know potential capacity of the course. Also, a better idea of residence play vs membership play.

Carol will review and report on the signup sheets for 2024 and 2025.

Survey – Complete development of the survey. This will go out in November for HA owners. The membership survey will go out to members with renewals.

Jeanne will navigate this task.

Course Marshall – As a group, think about this and how it could work.

Gold Sub Committee to consider this for solutions.

NEXT MEETING

September 30th , 2025| 1:00 PM Clubhouse, Tuesday.

Jeanne said she want to ask four or five questions in a survey. She said she would bring it up at the October meeting.

Jim said he would like to see the board increase the dues every year instead of skipping years and making a big increase.

Landscape Report: [Landscape Report for Sep 22, 2025](#)

Five letters were sent during this last month. Two letters were sent to two different unit owners requesting they clean up the household goods and stuff on their driveway and along the common area drive. One letter was sent to remind unit owners they are only allowed to park one vehicle in the common area parking. A second letter regarding not cleaning up the weeds and overgrowth of vegetation was sent regarding the \$100 fine. The unit owner, when he received the letter, called me and asked where he had to pay it.

One letter was sent a landlord because the tenant is not cleaning up after the dogs and even when picking up after the dogs, leaving the dog waste laying open on the back patio. This is the second time we have had to request this particular tenant to clean up after his pets. If the landlord does not, or cannot, make the tenant correct this, I would ask we entertain the thought of terminating the lease, in accord with Article X of our bylaws. Respectfully submitted, Jim Wharry Landscape

Long Range Planning: [No report for the Long-Range Planning Committee this month.](#)

Concrete: Dave said the concrete work at 7200 OPR was completed. They are going to do the concrete work at the shop and Kimberly and then reassess to see where we are at. Mike said we spent about 34,000. Jim said that leaves 128,000. Mike said the loan will be paid off in March. Linda asked if that was all of the courts that were going to get concrete work this year and Dave said he thinks so.

Court Captains: Linda said she would email the court captains and ask how many renters.

Social Committee.

1. [Thirsty Thursdays](#)

Five Thirsty Thursday cocktail parties were held from 4:30 to 6:30 PM on August 21, August 28, September 4, September 11, and September 18, 2025. Vaugh and Donna Carter and Don McIntyre hosted the parties when social chair Barbara McCuen could not attend. Anywhere from 8 to 40 residents attended each event.

The party on August 28 was a successful tailgate party attended by almost 40 residents. Vaughn and Donna Carter contributed hotdogs and buns, while other residents contributed a variety of delicious sides.

2. Piano Bar Cocktail Party Scheduled for Thursday, September 25, 2025

The cocktail party scheduled for 4:30 to 7:00 PM this Thursday, September 25, will be the Thirsty Thursday FINALE for 2025. Social committee members are in the process of promoting the event that will feature Bobby Gadoury playing the piano, wine and bar snacks.

Web Site: None

OLD BUSINESS:

Non-resident clubhouse rental: After discussion, Mike made a motion the non-resident rental fees be \$150 for before 11 am and \$250 each for the 11 am to 5 pm slot and the after 5 pm slot for this fiscal year. Barb seconded it and the motion carried.

The board stipulated that if a renter needed some extra time and the time slot they wanted it in was not rented, that Don could let them have at his discretion for \$80 per hour.

NEW BUSINESS

Newsletter topics: Annual meeting, new nominees, picture of resident's 102 birthday, Picture of golf league party and new ad for bridge to better living.

Jim moved that we adjourn. Barb seconded the motion. Motion carried. Meeting adjourned at 4:53 p.m.

Next Meeting: The November 2025 Board meeting is scheduled for November 18, 2025 at the clubhouse starting at 3:30 P.M.

After the above meeting on September 25 and an email request from Nick Norvath with a quote from Midwest Turf, Barbara McCuen made a motion by email as follows: "I move that the purchase of the 550 LBS Lely pull behind spreader for \$7817.40 be approved." Jim Whary emailed: "I will second the motion." Linda Siedhoff and Dave Owen emailed in favor of the motion and Linda emailed: "At this point we have a majority. Motion carried. Nick, order what you need." Mike Behne later voted in favor by email.