

**APPROVED Board of Directors Meeting Minutes  
Wellington Greens Homeowners Association  
February 11, 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: None

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to The January 21, 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) With as dry as it has been, we put together a new hand watering system. This includes a 300-gal tank and small trash pump for pressure that goes in the back of a truck. The guys were able to take advantage of the warmer weather and water greens, tees and the new trees planted last fall. The additional moisture should help everything take off sooner this spring and keep the trees healthy. With the drier conditions, it is important for us to have alternative methods for watering when the ground is still too cold and frozen to charge our underground system.

It looks like the forecast is calling for measurable snow and cold mid-February. We are ready and raring to go for our first snow removal of the season!

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: (reported by email)** I've reviewed the financial statements as of January 31, 2025 copies are attached.

From operations we had current month net income of 7,313 which gives us a year-to-date net loss of (30,891). The YTD budgeted income is 208,754 actual revenue YTD is 210,293 - we are above budget for the year by 1,539. Green Fees Revenue is 1,665 more than budget.

On the expense side, employee expenses are slightly under budget for the year by 1,196. We made the SEP simplified employee pension payments of 10,510 in January, Nick is now eligible to participate.

Buildings and Grounds are 13,309 more than budgeted for the year. Total Utilities are above budget for the year by 5,053 due to the water bills. Total General & Administrative expenses are below budget by 12,366 mostly due to our general

insurance. Total Expenses are 241,183 and budget is 236,384 resulting in a YTD difference of (4,800).

The Reserve Account balance is at 122,524.

The balance sheet has 184,583 in current assets and 75,915 in current liabilities. The current ratio (current assets to current liabilities) is 2.43 to 1

Cash is at 48,559 in the checking account. The monthly transfer to the reserve remains at \$20 a unit x 277 or 5,540 a month.

As of 1-31-25 the bank loan is down to ~~27,108~~ 25,346. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for January were 462.

As of 1-31-25 the Accounts Receivable are 17,587 and the Prepaid Dues are (25,803). Liens will be filed on 3 Units that are seriously past due.

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

(by email) Jim made a motion to amend the total of the bank loan to 25,346 and approve the financial report. Mike agreed and seconded the motion. Motion carried.

**Golf Report:** I met with Carol and golf committee members Lon and Judy Dryer, Mike was going to come but had to cancel. We discussed the items that you had brought up at the last meeting.

Nonresident members; We had about 150 nonresident members last year, what we will have this year will probably be less with the increase in pricing. Nonresident memberships cost \$350 single, \$400 family and \$75 Grand kid. The golf committee recommends that pricing stay the same for 2025. Carol would like us to decide this tonight so she can get letters out to the 2024 nonresident members.

League play; Currently the members of the church league and the members of the Ameritas league pay the \$10 guest fee for each round of play. The Ameritas league brings in about \$2,000/year. If we require them to be members we most likely won't have them anymore. Linda suggested at the last meeting that all league players be members. The golf committee recommendation is to leave it the way it is for this year. We would welcome any compromise that you can think of. Perhaps a league membership that would bridge the pricing gap. Carol would like us to decide this issue today as well so she can prepare the letters for league players.

At the last meeting Linda wanted my monthly report to include the number of players per month and I assume a breakdown of members, nonmembers, and guests. We discussed this and are not quite sure how to get an accurate number, it might involve changing the sign up sheet. As it is now many members just write their last name when a husband and wife are both playing. Currently the only thing we track is the guests

because we have to charge them. I wanted to talk to Nick and see what he thought. We are working on how to capture this data.

A concern was raised with the person that Linda approached to marshal. I said I thought it was Ray something and apparently he is her neighbor. He won't be available on Saturdays and there is the issue of him urinating on the course.

I have some interest in a tournament of some kind once a year, I'm thinking of a best ball kind of thing that was just for fun, what are your thoughts?

Carol said last year Ameritas paid \$2500, 250 rounds at \$10, very few if any of the league players are members. The St John's league sends money directly to the bank. They have a summer and a fall league. Barb gets the info on how many players and how many rounds. This league has many members and the non-members pay the \$10 fee up front. Barb has more info but I do not have contact info for her. I think the take away is if we require league players to be members and basically increase the price by nearly 200% for people on the Ameritas league they will find another course or activity. The church league has enough members for the nonmembers to just be a guest of a member, so not a problem. What we need to decide if we want the \$2500 generated by the Ameritas league. Some golfers would prefer that they were not clogging up the course on Thursday nights.

Linda said the issue is that we are not getting the information we need. She said Nick will change the sign in sheet and put QR codes on every hole so golfers can sign in no matter where they start. After further discussion, Dave made a motion to charge Ameritas \$100 rental fee for each league play to rent the course. Mike seconded the motion. Motion carried. The board decided to keep golf prices the same except for league prices.

**Administrative Assistant Report:** Don reported the following deed changes: On January 28, 2025, 7500 South St. No. 17, Janell Bertrand to Roger and Debra Olson,

**Architecture Committee Report:** Architecture:

Architecture Requests:

1. Neil and Trish Bell, 7100 Old Post Rd Unit 14, Lincoln, NE, 68506, Ramsgate – wants to fence in back yard with a metal back fence & gate.

2. Briar Glynn E bldg., 7300 South St – Need the board to drive by and look at pain color on side of unit 14 and let me know if you vote “yes” or “no” to the new color. Please do by the end of February.

3. Wellington Green court request for new parking lot lights. Please read their request & review the picture below.

The residents of Wellington Court propose replacing the 4 lamps on the poles in our court with a new fixture which some of our residents will pay for. We have checked with the Wellington Greens crew and they suggest it would be a fairly easy task to do the replacements including electrical connections.

Once the lamps have been replaced, some of our residents will paint the poles (black of course) to make them look a bit nicer.

We felt, since this involved the “look” of our common area, that we should seek approval from the Architecture committee. Once you have approved our proposal, we will purchase the lamps and coordinate with the crew.

The board decided that they were fine with the new color for No. 14 in Briar Glynn and approved the request for Wellington Court to replace the court lights.

**Landscape Report:** Non-compliance letters have been sent to unit owners. On January 22nd, a letter was sent to an owner in San Simeon Ct. regarding a truck parked on the common area that was not being used or moved. Apparently, it is gone now. On February 4th, a letter was sent to an owner in Sunbury Ct. about a tenant in his unit was not cleaning up after their dog and continually leaving their garage door open. Included in that letter were copies of the city ordinances regarding responsibilities of dog owners, and the enforcement and penalties for non-compliance with the responsibilities. The owner has not responded yet. If it continues, I told the owner he would be fined \$100 per month and if unpaid after three months, a lien would be placed on the unit. He was told of his right to dispute the violations.

**Long Range Planning:** No report for the Long-Range Planning Committee this month.

**Concrete:** No report.

**Court Captains:**

Meeting in March but wanted to let everyone know who the court captains are

Sunbury. Susan Schatz  
San Simeon. Bob Webb  
Briar Glynn. Elizabeth Sorenson  
Kimberly. Dave Fries  
Cromwell. Paula Schwarten  
Pembroke. Lori Barr  
Cambridge. Carrie Grant  
Kensington. Barbara McCuen  
Blenheim. Carl Engstrom  
Warwick. Tedda Watts  
Tiffany. Connie Strohmeier  
All Cambridge. Annie Votipka

Gramercy. Nan Hessee  
Ramsgate. Velda Menard  
Regency. Kris Grier  
Chatham. Barry Johnson  
Wellington. Randy Bretz  
Devonshire. Leslie Pieper

## **Social Committee. SOCIAL COMMITTEE**

### 1. Future Argentine Tango Dances

As reported last month, the Argentine Tango Dance group held a dance at the clubhouse on Saturday evening, January 4, 2025. Since then, Barbara McCuen has talked to Pamela Beranek, but it is undecided whether the group will have future dances at the clubhouse due to the fact that the surface of the clubhouse flooring is not conducive to tango dancing.

### 2. Tuesday Morning Coffee Klatches

The first Tuesday Morning Coffee Klatch for 2025 was held on January 21 and hosted by Barbara McCuen. The subsequent coffee klatches are being hosted by social committee member Joey Kramer. Attendance has ranged from 10 to 15 residents each week. Coffee klatches will continue for at least a couple of more months.

### 3. Wine, Cheese and Chocolate Party

The Social Committee hosted a Wine, Cheese and Chocolate Party on Saturday, February 8, 2025, from 6:30 to 8:30 PM. A variety of wines were purchased from Trader Joes and served along with a variety of cheeses, crackers, fruits, and chocolates. Wine was served in the wine glasses purchased from Dollar Tree that also can be used at future events. The other required supplies were purchased by committee members and will be reimbursed from the funds budgeted for the Social Committee. One resident donated \$100.00 for party supplies and \$77.00 in cash was also donated by several attendees. The only downside of the party was that only about 25 individuals attended, including the social committee and their guests. The party was promoted in the January newsletter and through two reminder emails. One reason for the unexpected low attendance was that there was not a sign for the event in front of the clubhouse, reminding the committee that such signage is probably necessary.

### 4. Rock 'n Roll Party

The Social Committee will host a "Rock 'n Roll Party" with a DJ providing the music on Saturday, March 22, 2025. Detailed planning for this event will be carried out in late February or early March.

**Web Site:**

**OLD BUSINESS:**

**Clubhouse:** Barb said she got a bill from the contractor for the broom closet in the kitchen in the clubhouse that was not on his final bill in the amount of \$450 and asked the board to approve paying it. The board approved paying the bill.

**NEW BUSINESS** None.

Jeanne moved that we adjourn. Mike seconded the motion. Motion carried.  
Meeting adjourned at 4:05 p.m.

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