

**APPROVED Board of Directors Meeting Minutes**  
**Wellington Greens Homeowners Association**  
**August 15, 2023**

Present: President Linda Siedhoff, Vice-president Lon Dyer, Treasurer Mike Behne, Secretary Jeanne Johnson. Burke Morrow and Vaughn Carter

Approved absence: None

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

Guests: Dottie Shapiro and Randy Bretz

Randy Proposed a new updated website using Firespring Host Specialties. He said they specialize in non-profits. He said we could have online forms, rent the clubhouse from the website; that it is secure and that items such as financials could be behind a sign in wall. He said the cost is \$165 a month and the setup fee is \$3199. Don said he supported Randy's proposed website 100%. Linda said we need it now that we are doing everything online. After further discussion Vaughn moved that we go with Randy's proposal. Jeanne seconded the motion. Motion carried. Linda said we will need to add it to the new budget.

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to the July 18, 2023 meeting minutes. Lon moved to accept the minutes and Mike seconded the motion. Motion carried.

**Grounds Superintendent's Report:** (Written report submitted prior to meeting) This has been a very interesting year weather wise. Typically, things are brown and dry in July and August, but instead, we are doing our best to keep up with the mowing. Unfortunately, we will be losing most of our summer help in the next couple of weeks. Let me know if anyone knows of someone looking for a couple months of part time work.

Our fall seed and fertilizer order has been placed and we plan on touching up as many bare areas beginning in mid-September. It is definitely not mandatory, but help from residence with watering newly seeded areas is always greatly appreciated. We will also be planting more trees as we have lost quite a few due to drought conditions over the past few years. The goal is to also have newly established trees in place as many of the older ones around campus have run their course and continue to die off.

As always, let me know if you have any questions or concerns. Thank You, *Nick Horvath* WG Grounds Superintendent 402-440-1067 [nhorvat1@yahoo.com](mailto:nhorvat1@yahoo.com)

Nick said he is looking for at least one person if anyone knew of someone.

**Resident's Comments:** Dottie said she was glad the clubhouse remodeling was postponed; that 50% of the people do not care about the clubhouse and there would be a lot of resistance to raising the dues or having a special assessment for concrete. She

asked what would we do if people refuse to pay an assessment? Linda said we will take that up at the concrete meeting.

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

**Treasurer Report:** I've reviewed the financial statements as of July 31, 2023 copies are attached.

From operations we had net income for the month of 19,547. which gives us a year-to-date profit of 92,197. The YTD budgeted income 560,483. actual revenue YTD is 575,900. we are above budget for the year by 15,416. Most of the difference is in the green fees revenue which is 12,328. more than budget, and advertising revenue is 1,144. above budget.

On the expense side, employee expenses are below budget for the year by 33,986 or 6.06%. Buildings and Grounds are 38,921. less than budgeted for the year. Total Utilities are slightly above budget for the year by 1,485. Total General & Administrative expenses are below budget by 13,475. Total Expenses are 483,703. and budget is 568,600. resulting in a YTD difference of 84,897.

The balance sheet has 256,466. in current assets and 73,404. in current liabilities. The current ratio (current assets to current liabilities) is 3.49 to 1

Cash is at 176,552. in the checking account and 71,317. in the reserve account, for a total of 247,869.

As of 7-31-23 the Accounts Receivable are 12,493. and the Prepaid Dues are 25,992.

As of 7-17-23 the bank loan is down to 57,845. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for July were 325.

There are two older Accounts Receivable that legal is working with. A lien was filed on the oldest one on 8-2-23.

A draft budget for 2024 is attached.

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

After discussion, Jeanne moved that the budget be approved. Mike seconded. Motion carried. Lon moved that the financial report be accepted. Vaughn seconded. Motion carried.

**Golf Report:** Lon had no news to report.

**Administrative Assistant Report:** None.

**Architecture Committee Report:**

Clubhouse Renovation: on hold. Randy Deinert was contacted per hold.

Architecture Requests:

7101 S St #11 Janelle Harres – new roof – still pending if entire building is reroofing or just hers.

7100 OPR #18 – foundation repairs

2023 Architecture & Landscaping Survey:

Deadline to complete is Oct 31, 2023.

Survey Team members will be walking around all units the end of Oct/Nov to see if requested work completed. Units who haven't completed work will be mailed a Non-Compliance letter stating if work not completed by April/May 2024 Survey, someone will be hired to complete & owner required to pay bill.

Problem units:

7101 So St #11 Janelle Harres – She installed back fence and did landscaping in commons area without asking for approval. Jeanne sent em inquiring if she asked for approval. Janelle responded fence is temporary then removed vs asking if ok to keep. Did same with most of landscaping. Jeanne did not tell her to remove any it.

Courts conundrums:

Canterbury Courts: is all fencing to be brown or can it be black?

What is ok to attach to current fencing in WG; chicken wire, lattice, anything???

Covenants clarity: need feedback on Article VII Architecture Control

– is there always supposed to be 3 architecture committee members approving requests?

- 45 days to approve or not

**Landscape Report:** The tree donation concern (were Sunburst Locust appropriate for the space) was handled by Nick.

A neighbor reported that the electrical boxes on the south end of 7111 Old Post Road had been bumped by a mower.

Linda said to send a letter to Nos. 8 and 9 in San Simeon to clean up weeds.

**Long Range Planning:** *None.*

**Concrete:** Please review the document I have prepared for the Special Concrete Meeting scheduled for 8/27. If you have any other ideas or suggestions for topics to cover, please let me know.

**Court Captains:** Survey/ballots on whether to ban rentals were distributed to the court captains to take to everyone in their court with results turned in by August 1. Only 132 residents responded.

Next court captain meeting will be in September

1. **Social Committee** We are considering having the final Thirsty Thursday on August 31. We are thinking of making it a Tailgate/Watch party. It's the Husker season opener and is an away game, at Minnesota, 7:00 PM.
2. Bridge to Better Living, one of our newsletter advertisers, would like to do an event at the clubhouse for Wellington Greens residents. This would involve a short presentation followed by food & cocktails. They are not proposing to rent the clubhouse but would furnish all refreshments. It is the feeling of the committee that we need some sort of policy for events such as this, so will be seeking the views of the board before getting back to them.

Vaughn said that the clubhouse is rented for the Minnesota game so our tailgate/watch party will be in the basement. After discussion, it was decided that it is okay to invite Bridge to Better living to have an event at the clubhouse.

**Web Site:** Nothing.

#### **OLD BUSINESS:**

**Annual Meeting:** Linda has asked that I head up the Nominating Committee so I will be looking for suggestions of residents to serve on the committee as well as ideas for potential board members. There will be two positions open, and we need two candidates for each position. Linda will be running again, I will not. Below is my letter to the board addressing my decision.

#### **NEW BUSINESS:**

**Newsletter topics:** Link to Facebook page, Annual meeting and Concrete meeting.

Jeanne moved that we adjourn. Vaughn seconded. Motion carried.

Meeting adjourned at 5:49 p.m.

**Next Meeting:** The September, 2023 Board meeting is scheduled for September 19, 2023 at the clubhouse starting at 4:00 P.M.