

**APPROVED Board of Directors Meeting Minutes  
Wellington Greens Homeowners Association  
February 17, 2025**

Present: President Linda Siedhoff, Vice-president, Barbara McCuen, Secretary Jeanne Johnson, Treasurer Jim Wharry, Dave Owen (By Phone) and Dayne Urbanovsky

Approved absence: None

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

Guests: Al and Sharon Topil and Mike Behne and Paula Schwarten

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to the January 22, 2026 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 maintenance crew has been busy with stump cleanup, backfilling and grading. Newly planted trees were watered the first week of February and will be watered again towards the end of the month. We will also be hand watering the golf greens until the irrigation system can be charged. Even though the temperatures have been warm, it is still too early for seeding and planting as there will surely be some more freezing temps.

We will be out picking up sticks and branches over the next couple of weeks as part of our spring cleanup and preparation for the mowing season. Thank you to those who have collected and made piles around the commons. This makes it much easier and quicker for us!

Most of the large equipment has been serviced, inspected and repaired. We still need to service and tune up the smaller equipment (push mowers, line trimmers, blowers, etc.) and sharpen mower blades before the start of the season

As always, feel free to contact me with any questions or concerns. Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067

Nick said he was concerned about the SEP being changed from 5% to 3% without any discussion with him prior. Linda said that the board should have a key to the shop. After discussion it was agreed that Don would keep a key to the shop. Jim wanted a key to the mailbox and Nick got him one.

**Resident's Comments:** Mike Behne said the board meeting minutes for the last three months were not on the website. Don said Kurt is out of the country and that he would take care of it. Mike said he would like to see the agenda on the website prior to the board meetings. After discussion, Don was directed to put the agenda on the website 5 days before the board meeting. Mike said that there was a finance committee meeting tomorrow.

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

**Finance/Treasurer:** Ending Cash in the Checking account is at \$47,670, up \$25,223 from December. The Reserve account balance is back up to \$120,459 after depositing the \$52,432 received from the city for the concrete work.

The current ratio (current assets to current liabilities) is 3.2 to 1.

Our bank loan is down to \$3,711. In March, we make the final payment on the loan, yay. The monthly payment is \$1,855.

As of January 31, the Accounts Receivable are \$23,901 and the Prepaid Dues are \$30,097.

On the income and expense side, with a net income of \$10,811 we are ahead of the budgeted loss for the first four months of \$11,609, by \$22,420. We have had \$6,047 income more than budgeted, most of this was from Green Fees Revenue. Employee expenses were down \$ 11,044 due to Salaries and Benefits being less than budgeted. Building and Grounds expenses were up \$5,823 due to increased expenses in Repairs/Maintenance Commons, Tree Removal and Trimming, and Landscape Improvement. Utilities Expenses were \$3,590 less than budgeted because of the lesser costs of water and garbage expenses. The General and Administration expenses were less than budgeted by \$7,535.

The lockbox fees for January were \$479.

If there are any questions, please contact me. I request the financial statements be approved as presented. Respectfully submitted, Jim Wharry, Treasurer

Jim said that the loan will be paid off next month.

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

**By-Laws.** After discussion Jeanne was asked to add Administrative Assistant to the by-laws for recording board minutes.

**Golf Report:** Jeanne said she was adding a page to the website to submit a golf cart request. She said that 84 residents responded to the golf survey and 29 are non-golfers. She said the non-resident member golf survey was going out by next meeting.

Jeanne said the cost of the 8 X 4 banner is \$222, the sign for out front for a single side is \$135. Jim asked how much for two sided and Jeanne said \$207.

**Administrative Assistant Report:** Don reported the following deed changes: Two deed changes to report from last month:

On Jan 26, 2026, 7311 OPR No.19, Dale Baker (rental) to Samuel John Doggett and on February 10, 2026, 7410 Old Post Rd, No 5, Sarah Hulac to Bradley and Kellen Eigsti.

**Architecture Committee Report:** There have been no new resident requests since the last Board meeting. 7411 Old Post Road, Units 1-6, (Blenheim Court) are in process of conducting a vote to replace the cedar shingle siding on the exterior of their residences. Dayne reported that Blenheim court voted to replace the wooden single siding and will be getting bids.

**Landscape Report:** No report.

**Long Range Planning:** No report.

**Concrete:** No report

**Court Captains:** Lori Barr has agreed to be court captain of Devonshire Court along with her court Penbrook. Next meeting will be in March. Linda

**Social Committee.**

### 1. Tuesday Coffee Klatsches

The 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Tuesday morning Coffee Klatsches for 2026 were held on January 27, February 3, and February 10, 2026 from 9:30 to 11:00 AM at the clubhouse. Nine, 15, and 10 residents attended the coffees, respectively. Pastries from HyVee were served along with coffee.

The 5<sup>th</sup> Coffee Klatsch will be held at the clubhouse on Tuesday, February 17, from 9:30 to 11:00. These get-togethers will continue through April.

### 2. Meeting of the Social Committee and Planned Events

A meeting of the Social Committee was held on at 4:00 PM on Wednesday, January 28, 2026, at the clubhouse. At this meeting, the committee decided to have a supper party celebrating Cinco de Mayo Day on Tuesday evening, May 5, featuring margaritas and a buffet for making nachos and tacos. No other events are planned until the 4<sup>th</sup> Annual Big Summer Party on Friday,

June 5, 2026. The committee also plans to host an Oktoberfest or Fall Harvest Party at the clubhouse sometime in the fall.

### 3. Storytelling Festival

Randy and Jan Bretz have volunteered to host a Storytelling Festival on Thursday, June 25, 2026. Weather permitting, the festival will be held in front of the clubhouse with residents bringing chairs to sit in the parking lot. If it is raining, the festival will be held in the clubhouse. This event will be promoted through handouts, emails and announcements in the Wellington Greens newsletter. The link to the application form for storytellers has been provided through emails and will also be provided in the March newsletter. It is hoped that six or seven residents will volunteer to share their 6-to7-minute stories at the festival.

**Web Site:** No report.

**OLD BUSINESS:** Linda said that we have hired a new attorney and she is very expensive. We should try to do some of the legal things ourselves. We can file our own liens.

#### **NEW BUSINESS**

**Newsletter topics:** Randy's Story telling and the first of April you cannot put your leaves and grass clipping out with the garbage.

Jim moved that we adjourn. Dayne seconded the motion. Motion carried.  
Meeting adjourned at 4:15 p.m.

**Next Meeting:** The March, 2026 Board meeting is scheduled for March 17, 2026 at the clubhouse starting at 3:30 P.M.