

UNAPPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
May 16, 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: Al and Sharon Topil

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

Grounds Superintendent's Report: (Written report submitted prior to meeting) The ground crew has had a busy month. We put down a triple product of fertilizer, weed and grub control. This takes approximately 4 days and always happens when the grass decides to take off! We are trying to catch up with mowing and line trimming. We have our part-time, M-F summer hire starting in 2 weeks, which will help out tremendously. We will also have 3 other part timers (20 hours/week) for the next 3-4 months.

No Limits tree service has done a wonderful job trimming up and removing dead out of trees. They were able to complete 39 trees and stay within budget. The plan is to have them tackle approximately 4 courtyards per year which will be around 200 trees. Our crew will continue to work on trees that can be pruned from the ground.

A shout out to everyone who has stopped in to grab seed and water! This is by no means mandatory, but a huge help to us all in trying to repair desiccated areas from the continuous drought and green up campus. The seeding window is slowly approaching (approx. end of May) and we will hit more areas again this fall. It is unfortunately a slow process and the weather has been little to no help.

As always, let me know if you have any questions or concerns. Please fill out work requests online or in person and we will do our best to accommodate and prioritize.

Nick said that No Limits Tree Service charged us \$7,200 for all the work they did which is a good deal. He said that they also cleaned up good in the areas they worked.

Resident's Comments: None

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

Treasurer Report: I've reviewed the financial statements as of April 30, 2023 copies are attached.

From operations we had net income for the month of 16,739. which gives us a year-to-date profit of 91,726. The YTD budgeted income 396,343. actual revenue YTD is 401,424. we are above budget for the year by 5,081. Most of the difference is in the green fees revenue which is 2,936. more than budgeted, and advertising revenue is 801. above budget.

On the expense side, employee expenses are below budget for the year by 33,837. Buildings and Grounds are 38,369. less than budgeted for the year – (but there is 15,000. in fertilizer and 7,200. for tree trimming that are in process). Total Utilities are slightly below budget for the year by 2,000. (there is a water bill of 19,435 in process). Total General & Administrative expenses are below budget by 11,316. Total Expenses are 309,697. and budget is 395,219. resulting in a YTD difference of 85,522.

The balance sheet has 274,996. in current assets and 92,394. in current liabilities. The current ratio (current assets to current liabilities) is 2.98 to 1

Cash is at 203,177 in the checking account and 58,551. in the reserve account, for a total of 261,728. The Accounts Receivable are 17,664. and the Prepaid Dues are 24,026.

As of 4-17-23 the bank loan is down to 62,793. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fee for April was 334.55

There were 5 past due letters mailed & emailed 4-24-23. There were 2 invoices for repairs and painting that were mailed 5-4-23.

The Finance Committee met 4-26-23 at 4 pm for the six-month financial review. Summary attached.

Pinnacle Bank Savings Account rate as of 5-2-23 would pay a 1.05% interest rate.

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

Linda asked why we are so over budget. Mike said our bills are now a month delayed since we are paying them with our corporate credit card. Linda asked why our lock box fee was so high. Mike said it must be because of the golf fees coming in, that we are charged per transaction. Vaughn moved to accept the treasurer's report. Jeanne seconded the motion. Motion carried.

Administrative Assistant Report: Don reported the following deed changes: 1. On 5/15/23, 7101 South St No. 1, Donna Schwartz to Geoffrey and Tisha Frienson, 2. On 4/28/23, 7411 OPR No. 6, Susan Minier & Gerald Girdner to Janelle Jobst. Quick Claim Deed; 3. On 4/21/23 7410 OPR No 5, CMC Properties LLC to Sara Hulac, and 4. On 4/14/23, 7221 South St. No. 23, Brad Osborne estate to Aaron & Dee Gengler.

Architecture Committee Report: Jeanne said she had a new person on the Architecture Committee, Teresa Walkenhorst. She said that they had done a great job with Denise. She said that 2, 3 and 4 in Gramercy are done, Three and 4 have paid

and No. 5 has talked to John Peterson. Jeanne said we need to get the courts identified and put on a paint schedule where they all paint ever seven to ten years. We could start with the courts that are the same color, it would save money if it was all done at the same time and that perhaps that could be in the by-laws. Linda said to make a proposed by-law change and the board could vote on it. Jeanne said we need something on window air conditioners. Linda said window air conditioners are probably okay if they do not face the street.

Golf Report: Lon said he had sold eight family golf memberships, one single and one grandparent. He said we now have 150 non-resident golf members. Lon said that marshalling has begun and there have been no issues. Lon proposed that we issue one golf tag for each person in the household. Jeanne suggested we use towels. A discussion was had about Ned Hedges letting another resident use his golf court and it was decided that each person that uses a golf cart should have to apply and be granted permission on an individual basis. Lon was asked to write an article for the newsletter on taking care of the golf course. Lon said that Judy talked to retirement centers about advertising on the tees and Carol talked to Ameritas. Ameritas parking at San Semeon was discussed and Lon will contact them.

Landscape Report: Burke asked if residents could hire our crew to do landscaping at their units and Linda said that we could not because of liability issues.

Long Range Planning: *No report.*

Concrete: No report.

Court Captains: [Linda said no new court captains to report.](#)

Social Committee. SOCIAL: [The Tuesday Koffee Klatch has been discontinued until this fall and has been replaced with Thirsty Thursdays at the clubhouse. We have had two TT's so far and have been very pleased with the turnout.](#)

UPCOMING EVENTS: [The Social Committee will be holding a Parrotheads in Paradise event behind the clubhouse on Friday, June 23, from 6:00 to 9:00, \(flier attached\)](#)

[Garage Sale, July 7&8](#)

Web Site: No report.

OLD BUSINESS: Clubhouse renovations was discussed and the contractor will be invited to our next meeting. Nick said that there was a sewer backup in Ramsgate due to the pipes collapsing; that the pipes are cast iron and are 50 years old.

NEW BUSINESS: Putting a rug in the basement was discussed and it was decided to not put one there. Lon said that a resident wants to start a poker night and Don was

told to put it in the newsletter. Jeanne said that the clubhouse and golf course should be advertised. Don said he would investigate advertising in the around town magazine.

Newsletter topics: Thirsty Thursdays, Link to our Facebook page and the June 23rd social.

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

Meeting adjourned at 5:30 p.m.

Next Meeting: The June, 2023 Board meeting is scheduled for June 20, 2023 at the clubhouse starting at 4:00 P.M.