

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
July 18, 2023**

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

Approved absence: Vaughn Carter and Nick Horvath, Grounds Superintendent

Staff: Don McIntyre, Administrative Assistant.

Guests: Lois Reins, 7300 OPR No. 16, Al and Sharon Topil, 7100 OPR No. 16, Harry Lippert and Phyliss Mueller, 7410 OPR No. 13.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the June 20, 2023 meeting minutes. Jeanne moved to accept the minutes and Mike seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) Finally some rain! Campus has greened up for the most part but we can still see areas that need addressed this fall with grading and seeding. I understand the frustration some have with bare spots. It is unfortunately a slow process due to our regular maintenance duties and trying to work in other tasks and projects. We appreciate everyone's patience as we continue to work on new projects, as well as tasks that have been neglected over the years. Let me know if you have any questions or concerns and remember to fill out work request forms. Thank You, *Nick Horvath* WG Grounds Superintendent 402-440-1067 nhorvat1@yahoo.com

Resident's Comments: Lois Reins wanted to know if her sidewalk would be shoveled and was told the crew did not do that on her property, but would do it up to where her property started.

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

Treasurer Report: The Finance Committee met 7-7-23 to review financials and completed a draft budget for 2024. On the Income Statement - changed Revenue GL code 31500 from "Recycle Revenue" to "Social Committee Revenue". This will make it easier to report donations from events.

I've reviewed the financial statements as of June 30, 2023 copies are attached.

From operations we had net loss for the month of -19,362. which gives us a year-to-date profit of 72,650. The YTD budgeted income 506,820. actual revenue YTD is 522,841. we are above budget for the year by 16,021. Most of the difference is in the green fees revenue which is 12,954. more than budget, and advertising revenue is 1,196. above budget.

On the expense side, employee expenses are below budget for the year by 25,066 or 4.95%. Buildings and Grounds are 32,429. less than budgeted for the year. Total Utilities are slightly above budget for the year by 1,459. Total General & Administrative

expenses are below budget by 7,767. Total Expenses are 450,190. and budget is 513,994. resulting in a YTD difference of 63,804.

The balance sheet has 275,909. in current assets and 105,451. in current liabilities. The current ratio (current assets to current liabilities) is 2.62 to 1

Cash is at 194,513. in the checking account and 67,055. in the reserve account, for a total of 261,568. As of 6-30-23 the Accounts Receivable are 13,841. and the Prepaid Dues are 30,020.

As of 6-15-23 the bank loan is down to 59,502. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for June were 339.

The oldest Account Receivable was cleared and will be paid up through the end of the year.

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

Mike said that in Nick's budget he is requesting \$2.00 per hour raise for himself, Ryan and Eric. The finance committee suggested that we increase the amount put in the reserve account from \$15 to \$20. He said the business insurance is at \$175 and will go up and the health insurance will go up because Eric will go on it starting October 1. Jeanne made a motion to approve the treasurer's report. Lon seconded the motion. Motion carried.

Golf Report: All goes well with our beautiful golf course!!

Kudos to Nick and our crew for keeping it in pristine condition! (OK, rain helps!!!)

Non-resident fees reduced effective July 1 and will continue to be prorated for rest of year. We are on track to have a record year for non-resident fees. I'll have details next month.

Marshalling activities have gone very well. Very few negative comments from members (to me at least) and several positives!

I still need to deal with the parking at San Simeon by the league on Wednesday night.

Administrative Assistant Report: No new deed changes since last month.

Architecture Committee Report:

Clubhouse Renovation: Randy Deinert/approved contractor, expects to start reno on the Clubhouse around the week of Aug 7. On 7/14/23 Randy was asked to submit, in paper form, proof of his insurance. He has also been asked to submit an approximate completion date.

Architecture Change Requests:

7410 OPR #16 Wellington Randy Bretz 5/23/2023 Shade kite for courtyard requested.

7420 So St #21	Kimberley	Teresa Walkenhorst	7/5/2023	Add fencing to rear of patio to enclose. Will use matching white vinyl.
7410 OPR	Wellington	Steve Buchanan	7/10/2023	Change wood shake shingle siding to cement shake shingle siding, similar color, to be done in Fall.

7300 SOUTH ST #8 – em Elizabeth Sorenson per new windows installed w/out Architectural approval. New windows appear green. Will need to paint approved color.* Her court is currently deciding weather or not to change colors. If they don't agree or Board doesn't approve colors, she will have to paint windows current court colors.

7221 South St #19 & #18 – TT Paul Carpenter on 7/7/23 per water issues brought forth by Bill Jarret in #19. Paul will clean his gutters. No water issues in his units. I tt Bill, told him to contact Paul, if need be, to work the water issues out.

Courts happenings:

Briar Glynn Court – had a meeting 6/29/23 per the court change colors. Elizabeth Sorenson/Court Captain, who is heading the change, will attend 7/18/23 Board meeting to discuss. *7/13/13 issue with all Briar Glynn residents (2-4 owners) not being informed of meeting/reason for meeting. Did discuss with Elizabeth. She will contact all who were not informed per happenings at the meeting.

Canterbury Courts - 6/26/23 sent email/letter to all owners per Roofing Guidelines (see attached).

Question for Mike: Does WG HOA pay any property taxes on the commons area/golf course?

Jeanne said Elizabeth Sorenson the court captain from Briar Glenn was supposed to be here. Their court was to vote on changing the color; she needs to paint her windows if they do not change their colors.

Landscape Report: Burke said Velda Manard in Ramsgate wants to donate a tree. Linda said to make sure she gets it approved by Nick. She said the landscape committee is planning to make a map of the trees in WG. Lon said that Nick had a map of trees.

Long Range Planning: *None.*

Concrete:

1. Shirley Schafer inquiry – questions about concrete project and our due diligence about collecting A/R's

2. Jane Haire situation – contact with Donner, promises to come do repairs?
3. Special meeting 8/30
 - Discuss issue, serious enough to do total project? Partial repairs, asphalt? Redesign of parking? Engineers available to help us?
 - Make sure of total transparency
 - Discuss options for payment (assessment, dues, ??)
 - Concrete contractors needed for bids. Anyone having seen projects around town (church parking lot, etc)?
 - Special committee to determine what needs replaced and what can be repaired (I'm not willing to be the sole source of this issue!!)
 - Ancillary issue** – what concrete belongs to owners? (in front of garage doors, walkways in some courts, make sure we understand this before 8/30 meeting)

Lon said That Jane Haire is in contact with Donner. He said we need to change the date for the concrete meeting to Sunday because the volleyball game at Memorial Stadium is on that Saturday.

Court Captains:

A “ballot” was sent to all captains to give to everyone in their court asking them if we should go further in developing a covenant change to eliminate rentals. They have until August 1 to return them to me. Next meeting will be in September.

Linda said that Nick found a good buy on a used club cart for \$3800 and I approved it. Discussion was had and Burke made a motion to approval the purchase. Mike that is less than we budgeted for and seconded the motion. Motion carried.

Linda said that Annie Votipka suggested that we sell coupons for residents to purchase for their guest golfers. She said Tom Duey is suing the roofing company.

Social Committee. Linda said we received a letter from Goodwill. She said that Thirsty Thursdays were going well.

Rentals: Linda said the covenants allow us to have owners evict renters.

Web Site: Don said the did not get anything done to the website.

OLD BUSINESS:

Orange door. Jeanne said there is nothing we can do about it.

NEW BUSINESS: Shirley Schafer email. Lon said he responded and she thanked him.

Newsletter topics: Link to our Facebook page; Thirsty Thursdays; Concrete meeting; short game golf clinics.

By-Laws: Jeanne said that the by-laws just need to be better organized; that at least one person is objecting because it will affect their unit when they sell it. She asked if we should put something in the by-laws about fining people if they do something without asking permission.

Linda asked Phyllis if she had something and she said the Wilson in No. 18 have had a year to replace the grass behind their unit and they are parking on the grass. Linda said she would talk to them.

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

Meeting adjourned at 5:03 p.m.

Next Meeting: The August, 2023 Board meeting is scheduled for Tuesday, August 15, 2023 at the clubhouse starting at 4:00 p.m.