

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
October 10, 2023**

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

Approved absence: Secretary Jeanne Johnson

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

Guests: Al and Sharon Topil and Carl Engstrom

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the September 19, 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) Our seeding efforts are in full swing. All of the parkways along Old Post Road and South Street and tighter areas around buildings were seeded during the week of Oct 2 nd . We are in the process of seeding the rest of the commons and golf course with the larger seeder the week of Oct 9 th . Fall fertilizer was applied to the entire campus the last week of September. We will be hitting it again with a winterizer blend in early November. This will hopefully help new grass get established and have a fighting chance in the spring. Of course, we are still dependent on mother nature so the help of residence watering is greatly appreciated. No Limits tree service was back for another round of tree trimming. They concentrated on trees with branches overhanging and on the roofs of homes. Stumps will be ground sometime in October. As always, let me know if you have any questions or concerns.

Vaughn asked if the fence was ordered and Nick said it was and we are waiting on our turn for it to be installed.

Nick said to let the residents know that if it starts raining to be sure and water the new seeded grass as much as possible because once it germinated, it will need water to grow.

Resident's Comments: None.

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

Treasurer Report: We are waiting on the final water bills; they hopefully will be sent today. Barb needs to accrue them in the 9-30-23 year, so financials are not ready for this meeting. As soon as they are sent, I will compile the September Treasurer's report and send to the board. Cash is at 109,018 in the checking account, 79,871 in the reserve account and 50,224 in the CD which matures 1-29-24, for a total of 239,113. The lockbox fees for September were 332. Again, this is

an interim report pending receipt of the 9-30-23 financial statements. If there are any questions, please contact me.

Vaughn moved to approve the financial report as reported. Burke seconded. Motion carried.

(The following report was submitted by email on October 18, 2023) I've reviewed the financial statements as of September 30, 2023 copies are attached.

From operations we had net income for the month of 9,055 which gives us a year-to-date profit of 86,579. The YTD budgeted income 664,120. actual revenue YTD is 682,230. we are above budget for the year by 18,110. Most of the difference is in the green fees revenue which are 14,732. more than budget.

On the expense side, employee expenses are below budget for the year by 33,793 or 5.09%. Buildings and Grounds are 31,907. less than budgeted for the year. Total Utilities are above budget for the year by 4,746. the majority over-budget being the water bills. The hot, dry summer took a toll on the water expense line. Total General & Administrative expenses are below budget by 11,461. Total Expenses are 595,652. and budget is 668,067. resulting in a YTD difference of 72,415. The balance sheet has 250,948. in current assets and 70,013. in current liabilities. The current ratio

(current assets to current liabilities) is 3.58 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 109,018 in the checking account, 79,871 in the reserve account and 50,224 in the CD which matures 1-29-24, for a total of 239,113.

As of 9-30-23 the Accounts Receivable are 14,282. and the Prepaid Dues are (18,608).

As of 9-15-23 the bank loan is down to 54,527. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for September were 332.

There are two older Accounts Receivable that are greater than 90 days past due. A lien was filed on the oldest one on 8-2-23.

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

Golf Report: The golf committee is winding down for the year. The memorial bench and plaque is set to be installed by #1 tee once the plaque is approved by the board. Nick said he could get the concrete poured and bench set yet this Fall.

League play continues as long as the weather holds out. Women's league had "end of year" party a couple weeks ago and was well attended.

No further golf related issues to discuss.

Lon moved that we approve the cost for the plaque at No. 1 tee. Mike seconded the motion. Motion carried.

Administrative Assistant Report: Don reported the following deed changes: On 9/28/23, 7311 OPR No. 29, John and Kathleen Rickerts to Mankenzie Delgado and on January 29, 2023, 7300 ORP No. 18, Crystal Rodenbaugh to Jerry and Kim Moore.

Architecture Committee Report: Grounds crew work request: Sent an email to Nick from Sharon Bliss, 7300 OPR #1, per dead tree she needs removed from common space near her unit.

Architecture:

Briar Glynn Court exterior color change: 2/3 majority vote met by court to change exterior siding color on each unit, garage siding and garage door. Keeping gutters, downspouts, windows and all trim dark brown. Also painting soffits, fireplace, privacy fences dark brown as well as the W bldg. balcony railings dark brown. The Architecture Committee and Board approved the changes. (See minutes attached)

Architecture Requests:

7221 OPR 7	Canterbury	Tanner Wachal	8/31/2023	AC fan unit moved to ground
7100 OPR 14	Ramsgate	Neil & Trish Bell	9/6/2023	replace gutters, change color to dark brown
7100 OPR 7	Ramsgate	James Kamerzel	9/11/2023	new patio fence
7101 South St #1	Sunbury	Geoff Friesen	9/18/2023	replace front metal fence, remove dec awning in back, new deck with gray composite, new back court yard cement

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:

7111 OPR #9 – Angel Velitchkov possibly selling unit to a construction company in next few months, **requesting extension given to replace front window until unit sold.****
Yes/No?

7101 So St #2 – temp fence issue -notified & they fixed

7101 So St #6 – paint garage door & deck – will do garage this fall, deck next year

7101 So St #7 – paint garage door, deck, weed & remove stick in fence -painting still to do

7101 So St #8 – weed – done

7311 OPR #19 & #20 – sent 30 day work hire notice for reroofing not completed

Landscaping: Forwarded to Burke email from Jim Kamerzell/7100 OPR #7 per landscaping

Website: sent Randy Bretz “General Information” to add to website. (See attached)

Clubhouse Renovation: Randy Deinert -edited contract submitted. Review & decide what the Board wants him to do. Can start approx. last week of Oct, starting with exterior work. (Revised bid attached)

Landscape Report: I received some communication from a resident concerned about Allo digging up the personal property behind their unit. If the resident owns 4 feet behind their unit, can they tell Allo that they do not have permission to dig and must move the wire to the actual commons area owned by Wellington Greens? The residents have had previous bad experiences with Allo. When Allo had buried wire in the past, they cut a water line and the resident was without water for a week. Allo did not do a good job filling in the trench from burying the wire on a previous occasion and there is now a “dip” behind their unit. I walked back and this is true. I do not think that it is a trip hazard. The residents had guests over the weekend and they had to continually warn their guests to not trip over the wire that is currently laying on the ground. I checked and the wire is above ground but it is marked with orange flags. Does WG set a time limit on when a wire must be buried? The wire has been there for some time. Why does Allo have to run the wire from their house? Can't they wire from a box on each unit that uses Allo for service? I said that those are questions for Allo. The board would not know the answers to technical installation questions. She wanted Linda's phone number and email. I looked them up via the website. I made a follow-up phone call to see if the situation has calmed down. She wanted to know what Linda said to me after I called her. I said that I would see Linda the next day.

Nick said that they moved the wire so they could mow and that it had been there at least a month. Linda pointed out that it is in the by-laws that if it is not buried in a stated amount of time that the association can remove. She asked Burke to call Allo.

Long Range Planning: *None*

Concrete: Committee members will be forthcoming from list gathered at the special meeting and existing members. We will be making determinations as to what standards should be set to determine replacement vs repairs. We will be using the Spring and summer of 2024 to make these determinations and procuring bids for each. Plans are to begin actual concrete replacement in Spring 2025 and repairs (if any) in 2024.

Rentals: Linda said that we have 30 units that are rentals or 11%. Linda said that after the annual meeting she wanted to appoint a rentals committee to manage those units as far as upkeep and association rules, etc. She said that in January we approved a motion to change the by-laws to restrict any short-term rentals.

Court Captains: COURT CAPTAINS MEETING September 23,2023

November 11 will be Fall landscape cleanup day from 10-12 a.m. Lunch will be served at the clubhouse at noon. Lawn bags will be available at the maintenance shed the week prior. Court captains, please be the eyes of your court and observe any repairs etc. that may need to be done and report to the architecture or landscape committee. Any unauthorized cars should be brought to Linda's attention.

Fencing in back of units. It must be on your property and all units must have the same style as determined by the entire court. Court captains should meet with their court to decide.

Landscape improvements. Association will provide half of the cost upto \$1000 toward improvements in the common area of each court. Contact Linda about any trees/shrubs. Fill out a work order for anything to be looked at or done or it may not be remembered by the grounds crew. Nick and crew are planting more trees and shrubs this fall around the campus.

Rentals. There is a need for rules and parameters for rental properties. There was not enough vote to consider eliminating them. Please email Linda with the number of rentals in your court. A true rental is anyone renting not related to the owner.

The annual meeting will be October 29 at 2:00 at Aldersgate Church 84th and South Street. Please encourage the residents in your court to attend or to fill out a proxy if not available to attend.

The clubhouse is waiting on paperwork to get started on the remodel.

There is a new website in the works that is more user friendly. More to follow.

Koffee Klatch resumes in January.

Update from Nick. Grounds crew is beginning fall seeding.

Adjourned.

Social Committee. Bridge to Better Living promo is on hold pending resolution on clubhouse renovation.

Web Site:

Firespring is in the process of migrating all of the information from the old site to the new template. We will then began reorganizing, rewording, reconstructing etc. the information in the new format. The old site will remain live until the new site is ready to go. Randy has developed a logo for the “*Wellington Greens Community*” section of the site. We’ll be using the logo Nick designed for the “*Golf*” section of the site, and I’m in the process of designing a logo for the “*Clubhouse*” section of the site.

Randy has been in touch with Barb Geiger bringing her into the loop around payments through the site.

OLD BUSINESS:

Clubhouse: Linda said she had the insurance certificate. Linda asked Nick if the crew could do the floor and said they could. Linda said he will start the last week of October or first week of November and should be completed by December 15. Vaughn said we should look for shingles that match before we start. Mike made a motion to approve the bid. Lon seconded the motion. Motion carried. Lon said he would follow-up on it.

By-laws: Reported by Jeanne: Still in process of editing current Bylaws.

Annual Meeting: We have four candidates running for the WG Board at the upcoming Annual Meeting.

Harry F. Lipert,	Regency Court
Barbara McCuen,	Kingston Court
Linda Siedhoff,	Sunbury Court
Alfred Topil,	Ramsgate Court

Linda said that we giving away door prizes at the annual meeting, 1st is one month HOA dues, 2nd is \$50 gift certificate and 3rd and 4th are \$25 gift certificates.

NEW BUSINESS:

Newsletter topics: Water the new grass seeds once they sprout. Door prizes at annual meeting.

Vaughn moved that we adjourn. Lon seconded the motion. Motion carried. Meeting adjourned at 4:29 p.m.

Next Meeting: The November, 2023 Board meeting is scheduled for November 21, 2023 at the clubhouse starting at 4:00 P.M.

(The Following is an attachment to these minutes)

Wellington Green 7300 South St units 1-14 Briar Glynn Court September 28, 2023 meeting minutes

Decisions made per the Thursday September 28, 2023 Briar Glynn Court meeting at Wellington Green Clubhouse, 6pm.

In attendance: Architecture Committee: Jeanne Johnson, Annie Votipka, Linda Siedhoff
Briar Glynn Court owners: Reg Wyatt/2, Penny Krieger/3, Kurt Gall/4, Allen Barber/5, Mona Way/6, Cindy Ohnoutka/7, Elizabeth Sorensen/8, Michaela Gray/ 9, Sue Loudon/11, Carla Osberg/14.

Not in attendance: Tom Guitar/1, David Dunning/10, Sharon Miller/12, Norm Foster/13
Results per the 9/25/23 "Confidential" vote to owners per wanting to change current exterior color(s) or not.

2/3 majority was met. 10 voted YES to change, 1 voted NO, 3 did not vote. Additional vote needed per changing trim color or not.

At meeting, Bylaw per voting explained again- 2/3 majority needed from court - Vote YES or NO to changing the color of the siding on units/garages/garage doors and the current dark brown gutters, downspout, windows and all trim stay dark brown. 2/3's majority vote met. 10 YES votes: - 9 voted YES at meeting, 1 voted YES by proxy vote, 1 abstained from voting at the meeting, 3 not present to vote.

Discussion had per buildings painted the same new color or all three painted 3 new colors or the W & N change color and the E stay current color.

1st preference - all buildings change to 3 new colors 2 nd preference - all buildings painted 1 new color

-Colors chosen for 1st preference: West building – Link Gray, North building – Taupe Tone, East building – Foothills

-Color chosen for 2 nd preference: Link Gray

Discussion per painting followed. Court is looking into having one painter paint all 3 buildings due to cost savings. A August 2023 bid from Estabon Painting for the West and North building came in at \$14,352 or approx. \$1600 per unit. A request to add the East building in to the bid will be made. It was agreed to use a high-quality exterior paint. The painter usually recommends the paint. Once bid information for all 3 buildings is in and submitted to owners for approval, a timetable to paint will be agreed upon and documented.

Architecture Committee approval then Board approval pending per changes. Once given and paint bids are in and agreed upon by the owners, painting can start.

Per the Wellington Green Bylaws, owners have 2 years to comply with painting. The 2 year time period starts September 28, 2023 and ends September 27, 2025. It is highly recommended owners paint at the same time, due to cost savings.

If a unit is put up "For Sale" between now and before the unit is painted the new color, it is the owner's responsibility to inform all interested buyers & agents per the painting requirement. The unit has to be painted within the 2-year timeframe, even if "Sold" to a new owner.