

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
December 19, 2023**

Present: President Linda Siedhoff, Vice-president Lon Dyer, Treasurer Mike Behne, Secretary Jeanne Johnson, Tammy Hanel and Barbara McCuen

Approved absence: None

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

Guests: Randy Bretz and Al and Sharon Topil

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the November 21, 2024 meeting minutes. Mike moved to accept the minutes and Jeanne seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) Recent weather conditions have allowed us to mow everything one last time and keep up with leaves. The golf course has remained busier than normal for this time of year as well. With the irrigation system winterized, we could definitely use some moisture with these warm, dry days. It would also help with the newly seeded areas. Winter fertilizer was applied to the golf course and commons December 13-14. This will hopefully kickstart everything in the spring! Equipment has been converted for snow removal and plows put on the trucks. We are ready in case it decides to snow. Equipment maintenance is on going with oil changes, blade sharpening and repairs. We will also be out and about trimming trees and picking up branches as weather permits.

Resident's Comments: Randy Bretz made a presentation on the new website. There was discussion and it was decided to not have a resident list or restrictive resident portal.

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

Treasurer Report

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

From operations we had net income for the month of 10,628 which gives us a year-to-date income of 381. The YTD budgeted income 103,819 actual revenue YTD is 104,357 we are above budget for the year by 538.

On the expense side, employee expenses are below budget for the year by 6,678 or 6.43%. Buildings and Grounds are 482. less than budgeted for the year. Total Utilities are below budget for the year by 1,021. Total General & Administrative expenses are below budget by 2,184. Total Expenses are 103,976 and budget is 114,341 resulting in a YTD difference of 10,365.

The balance sheet has 250,112 in current assets and 66,941 in current liabilities. The current ratio (current assets to current liabilities) is 3.74 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 83,900 in the checking account, 91,235 in the reserve account and 50,456 in the CD which matures 1-29-24, for a total of 225,291. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month.

As of 11-30-23 the Accounts Receivable are 16,184 and the Prepaid Dues are (17,540).

As of 11-15-23 the bank loan is down to 51,180. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for November were 330.

There are two older Accounts Receivable that are greater than 120 days past due. A lien was filed on the oldest one on 8-2-23 the other had a certified letter return receipt mailed on 11-30-23 outlining that a lien would be our next communication. Five over 90 days past due notices were also mailed on 11-30-23.

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

Barbara moved to approved the November, 2023 financial report. Jeanne seconded. Motion carried.

Administrative Assistant Report: Don reported the following deed changes: On 11/9/23, 7300 OPR No. 15, Nelson and Kay Stephens to Dennis and Vertrie Kramer and on 12/14/23, 1941 Devonshire, Larry Eaton to Jeanette Lowe.

Architecture Committee Report:

12/19/23 WGB Meeting- Architecture Committee Chair Report

Clubhouse Renovation: pending until January. Dumpsters and lift removed until needed. Left message with Cypress Plumbing per estimate to reroute HVAC & water heater vents.

Bylaws:

Same - In process of editing current Bylaws. Would like ready for new website launch.

Architecture:

Architecture Requests:

7101 South St #1 Sunbury Geoff Friesen 12/11/2023 want to use cement board siding

to replace existing wood siding. going to use James Hardie Vertical Siding viewable at this link: <https://www.jameshardie.com/products/hardie-panel-vertical-siding>.

7300 OPR Unit 18 Chatham Jerry & Kim More 11/27/2023 back yard fence metal fence. They want to connect up to unit 17's fence, but issue is property line. They are going to do a survey to confirm property lines before fence installed.

7300 OPR 14 Chatham Denny Kramer dog fence in front or back yard.

Problem Units

Mailed 3 Non-Compliance letters to 3 owners in Briar Glynn whose windows are not painted the agreed upon dark brown color Unit 1/Guittar, Unit 8/Sorenson, Unit 12/Miller

2023 Architecture & Landscaping Survey:

Mailed a total of 43 - 120 Day Non-Compliance Notice. Have till April, 2024/Spring 2024 Survey walk around to complete or work will be hired.

How to deal with all the units that are in non-compliance: windows, fence, paint colors, etc.... Most have been for years. Do we need to ask the attorney or can we figure out a plan?

Lon asked under by-laws to highlight what is new.

Landscape Report:

I am awaiting confirmation from Steve Rodie on whether he can work with us on a plan or direct us in the right direction. He worked on some WG landscape information for a case study for a Golf Course Superintendents conference workshop 20+ years ago so has some familiarity with the site. Hoping to hear from him yet this week!

Long Range Planning: Vaughn Carter will serve on the committee along with the chair, Barbara McCuen. The only activity currently planned for 2024 is to review the Wellington Greens Long Range Plan with the objective of identifying what objective(s) should be priorities after the clubhouse remodeling is completed.

Concrete: None.

Court Captains: Next meeting is in March.

Social Committee. 1. Social Committee Members Vaughn Carter, Connie Strohmeyer, and Don McIntyre have agreed to continue serving on the committee. In addition, Lori Barr in Pembroke Court and Phyllis Mueller in Wellington Court have agreed to serve on the committee.

2. WG Holiday Lights Contest

As mentioned in the December WG newsletter, the Social Committee is sponsoring a Holiday Lights Contest again this year. Phyllis Mueller and I spent about 1.5 hours driving past ALL of the units in Wellington Greens. We then returned to the units we thought were the contenders for prizes and came to our conclusions regarding which three units should be awarded prizes.

In addition, we concluded that two units should receive honorable mentions.

I emailed our conclusions to all members of the Social Committee and, after another review of the initial contenders and an additional unit suggested by Connie Strohmeyer, the following units were selected as the winners of the 2023 Holiday Lights Contest:

a) The first place \$50 gift certificate should go to Unit #1 in Ramsgate Court at 7100 Old Post Road. This unit is at the south entrance to Wellington Greens. The back of the unit is visible from 70th Street and the front entrance is visible from Old Post. The front/side of the unit is beautifully and tastefully decorated with multi-colored lights. The back of the unit is lighted primarily with white lights, and the lovely, white-lighted Christmas tree inside the unit is visible through a window adding to the lighting at the back of the unit. This unit's holiday lighting is the first-place winner because of the number of lights, visibility, and aesthetically pleasing design.

The \$25 gift certificates should go to the two units that are tied for 2nd and 3rd place because they are equally admirable and visible from their streets.

b) One winner is Unit #24 in Kimberly Court at 7420 South Street. This unit features a delightful large and lighted snowman behind the unit, as well as extensive lighting on the front of the unit and long the side of the unit that faces the street.

c) The other winner is the unit 1951 in Devonshire Court next to Devonshire Drive. The entire side of the unit that faces Devonshire Drive is nicely decorated with a variety of lighting and other decorations. It is the committee's understanding that the owner(s) of this unit is/are also responsible for the decorations that are in front of all of the other units in the court, as well as for the holiday lights that embellish the address pole at the entrance to the court. Consequently, this unit should be recognized and rewarded for its extensive lighting and other court decorations.

In addition, there are two units that should receive "honorable mention" in the WG January newsletter: Unit #2 in Chatham Park Court at 7300 Old Post Road for the impressive lighting of the large tree in front of the unit and Unit 11 in Wellington Court at 7410 Old Post Road for its small, nicely designed display of lighting and candy canes.

3. Proposed Social Committee Activities for 2024

The Social Committee is planning to host/organize/carry out the following activities in 2024 with the idea that the list may and can be CHANGED as needed. Also, the initial activities listed will depend on when the clubhouse remodeling is completed.

- An OPEN HOUSE event to show off and introduce the WG community to the remodeled clubhouse
- Tuesday Mornings Coffees (during late winter and early spring)
- A “Big Event”; in the summer similar to the Jimmy Buffett-themed party held last June
- Thirsty Thursdays (during the summer)
- Husker Tailgate Party and Game Watch in the Maintenance Shop (similar to the Tailgate last fall) AND/OR a Halloween party in the clubhouse
- A Wine, Cheese and Chocolate Holiday Party at the clubhouse

In addition, Vaughn Carter is going to work with Bridge to Better Living Consultants who want to give a presentation with wine and treats in the clubhouse.

Also, the Social Committee could sponsor a series of two to four other educational sessions on such topics as planning for independent or assisted living, decluttering, and downsizing, estate planning and end-of-life considerations, depending if there is sufficient demand within Wellington Greens for these sessions.

Web Site: Nothing in addition to Randy’s presentation.

OLD BUSINESS:

Clubhouse: Discussion was had on getting more estimates. Barbara volunteered to contact Justin at Patriot Plumbing. However, since Tammy mentioned knowing Justin as well, Jeanne will talk to Randy and Tammy will call Justin. Linda said we really need to get this done by spring.

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

NEW BUSINESS: The barking dog problem at 7311 OPR No. 25 was discussed and it was decided to send a certified letter giving the owner seven days’ notice to evict the Tenant or fix the problem.

Newsletter topics: Holiday lights winners and Jeff Powell’s hole in one.

Lon moved that we adjourn. Jeanne seconded the motion. Motion carried.
Meeting adjourned at 4:54 p.m.

Next Meeting: The January, 2024 Board meeting is scheduled for January 16, 2024 at the clubhouse starting at 4:00 P.M.

SPECIAL MEETING December 29, 2023

In Attendance: President Linda Siedhoff, Vice-president Lon Dyer, Jeanne Johnson, Tammy Hanel and Barb McCuen by phone. Don McIntyre, Administrative Assistant.

Linda explained that Patriot Plumbing would replace the very old furnace and water heater for \$12,650 and that this would get rid of the large venting pipe. Discussion was had and Jeanne made a motion to approve it. Tammy seconded the motion. Motion carried. Further discussion was had and Linda was to check to see about moving the furnace to the corner.

Special meeting adjourned.

Addition to special meeting: Our Treasurer added the following: “Just a note on the Special meeting. Patriot replaced 2 furnaces (19 yrs. old) and 1 hot water heater (30 yrs old) and re-routed the exhaust vents out the side wall to the South for a total of \$12,650. (which ended up being a very good price, the last quote we got was for around \$7k just to move the exhaust vents and not replace anything).”