

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
January 21, 2025

Present: President Linda Siedhoff, Vice-president Barbara McCuen, Secretary Jeanne Johnson, Treasurer Mike Behne, Jim Wharry and Dave Owen

Approved absence: None

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

Guests: Bob Webb and Vaughn Carter

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The December 17, 202 meeting minutes. Jim moved to accept the minutes and Barbara seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) Brrrr! Not much new to report. The crew continues with equipment maintenance, servicing machines and sharpening mower blades so we are ready for spring. The golf course continues to receive play when weather permits. The guys were out trimming trees last week with the warmer temps and will continue to do so. I am trying to get No Limits tree service back out here before spring. There are a couple trees that still need removed and quite a few work orders for trimming.

I hope everyone enjoyed the holidays and look forward to a Happy New Year!

Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067

Resident's Comments: Bob Webb said there were two places in his court where water stands and right now it is a sheet of ice. He said it keeps washing out the ground. After discussion, Nick said he would look at it in the spring and see what he can do.

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

Finance/Treasurer: I've reviewed the financial statements as of December 31, 2024 copies are attached.

From operations we had a current month net loss of (17,526) which gives us a year-to-date net loss of (38,204). The YTD budgeted income is 156,643 actual revenue YTD is 157,615 - we are above budget for the year by 972. Green Fees Revenue is 1,137 more than budget.

On the expense side, employee expenses are just slightly over budget for the year by 14. Buildings and Grounds are 11,323 more than budgeted for the year. We did transfer 25,000 from the reserve account to cover final payment of 34,462 on the clubhouse remodel, Landmark Nursery 4,950 for new large trees for the commons and No Limits Tree Service for tree removals of 13,000. The Reserve Account balance is at 116,775.

Total Utilities are over budget for the year by (4,534) due to water expense. Total General & Administrative expenses are below budget by 8,373. Total Expenses are 195,818 and budget is 188,322 resulting in a YTD difference of (7,496).

The balance sheet has 231,117 in current assets and 96,182 in current liabilities. The current ratio (current assets to current liabilities) is 2.40 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 74,468 in the checking account. The monthly transfer to the reserve remains at \$20 a unit x 277 or 5,540 a month.

As of 12-31-24 the bank loan is down to 27,108. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for December were 398.

As of 12-31-24 the Accounts Receivable are 19,899 and the Prepaid Dues are (20,813). Final past due letters with intent to file liens were sent to 5 Units seriously past due.

If there are any questions, please contact me. I request the financial statements be approved as presented. Mike moved to approved the financial report. The motion was seconded. Motion carried.

Administrative Assistant Report: Don reported the following deed changes: December 20, 2024 7541 OPR # 16 Greg and Tammy Hanel to Jacquelyn and Ryan Porter and January 10, 2025 7410 OPT No. 11, Tom and Tiffany Johansen to Diane Olsen.

Golf Report: Linda said she needed to see the amount of money that comes in for golf and the number of golfers, also the number of leagues. She said she talked to Ray Daniels and he is agreeable to marshal three hours a week during golf season for three months for \$15 an hour and he would like something to ride in. He will also monitor the sign in sheet. She asked Nick to get him a vest. Bob Webb said when he lived in Colorado the golfers received a different color flag to carry each year to indicate their dues were paid. Linda said that we need to make sure the league players are members.

Architecture Committee Report: Architecture:

Architecture Requests:
7300 OPR 14 – Chatham Park, new windows

7410 OPR 16 – Replace E door/window combo - ***PROTOCOL to figure out at board meeting – Wellington Court's units don't match one another, but the Bretz's unit #16 has 2 different colors of windows on it, white & black/dark green. What is WGHA protocol for windows in courts that don't match?***

Briar Glynn E bldg. – wants to paint unit a different/lighter brown then voted on. Have sample up on S side of unit 14. Does the entire court need to vote then Arch committee & board?

Problem Units

2 letters mailed - 2025 work requested

1 non-compliant letter mailed to 7221 OPR 10

Jeanne said 7410 OPR No. 16 wants to replace the windows on the North East side with the same color, but it does not match the other windows. After discussion it was decided he could do what he wants because Wellington Court is not all the same colors.

The window trim color at 7550 South Street was discussed. Barbara said the windows are very hard to see and the owner has indicated that she has talked to an attorney and it could get very expensive if we pursue this. Linda said that maybe true, but if we let one owner not follow the by-laws, then we just as well not have by-laws because then we could not enforce any violations. Linda said she talked to our attorney and the owner is a realtor and should have known she would have to follow the by-laws. Jeanne said she will send the owner an email that we are sticking to our guns.

Landscape Report: Over the last couple of weeks, three non-compliance letters have been sent to unit owners. One of them was on Jan 9 on which they were given a week to comply with the bylaws and have not. This is nothing new for this unit and I would like to propose we fine them \$100 as provided in the bylaws. Of the other two letters, one of them was to the same unit owner regarding his parking a work truck in the court's common parking area. Linda said she had called the company which owns the truck and asked them to not have it parked there. Apparently, that worked, it is now parked on the street. The last letter was regarding leaving rubbish on the front patio of the unit. It is a rental unit so I will have to follow up within the next week to ensure that the stuff is removed.

Long Range Planning: None

Concrete: Dave said he would get a plan for this year and it would include places that are dangerous with a height difference that people could trip on and those places where the concrete is crumbling and no concrete work just to make it look better. Don was directed to put this in the newsletter. It was also discussed that we needed to contact the city about their sidewalks in our area.

Court Captains: I will schedule a cc meeting for March to prepare for spring.

Social Committee. 1. New Year's Eve Cocktail Party 12-31-2024 The New Year's Eve Cocktail Party hosted by Barbara McCuen and Lori Barr at the clubhouse was a success! At least 40 and perhaps up to 60 WG residents attended the party from 4:30 to

6:30 PM on December 31, 2024. Residents brought their own beverages; Barbara and Lori provided appetizers and desserts.

2. Argentine Tango Dance 1-4-2025

Barbara McCuen and Jim Wharry represented the Wellington Greens board at the Argentine Tango Dance held at the clubhouse on Saturday evening, January 4, 2025. Due to snowy weather, no other WG residents attended and the tango dance group had fewer members attend the dance than usual. The tango dance group was not charged any rent for the clubhouse with the understanding WG residents could attend. Barbara will be discussing future arrangements for dances and tango lessons with Pamela Beranek when Pamela calls her.

3. Wine, Cheese and Chocolate Party

The Social Committee met on Thursday, January 16, 2025, to determine who will do what to prepare for the Wine, Cheese and Chocolate Party scheduled for Saturday, February 8, 2025, from 6:30 to 8:30 PM. A “snow date” was set for Friday, February 21, 2025. Wines, cheeses, crackers, grapes, and chocolates will be served. A donation container will be set on the serving tables near the wines. The decision was made to purchase seven dozen glass wine glasses from Dollar Tree, which can be used at future events as well as at the Wine, Cheese and Chocolate Party in February. The other required supplies will be purchased by committee members and reimbursed from the funds budgeted for the Social Committee.

3. Planning for Future Social Events

At the January 16 meeting, the Social Committee decided to host a “Rock ‘n Roll Party” with a DJ providing the music on Saturday, March 22, 2025. Detailed planning for this event will be carried out in late February or early March.

Web Site: Don said that his new neighbor may be interested in managing the website and he would tell him it should take about 30 minutes a week once he gets started.

OLD BUSINESS:

By-Laws: Barb said she found some typos and would get those to Jeanne. Barb said she also objected to fund raising by the Social Committee in the by-laws. After discussion Jim moved to remove subparagraphs No. 2 and No. 3 from Section VIII, paragraph I from the by-laws. Jeanne seconded the motion. Motion carried. Don was directed to put this in the newsletter. After further discussion Barb moved to approve the changes to the by-laws that were published in the last newsletter. Mike seconded the motion. Motion carried.

NEW BUSINESS

Newsletter: Change to by-laws, Concrete committee report and garage sales first weekend in June.

Jeanne moved that we adjourn. Mike seconded the motion. Motion carried.
Meeting adjourned at 4:43 p.m.

Next Meeting: The February, 2025 Board meeting is scheduled for a different date to accommodate a board member, that date being **February 11, 2025** at the clubhouse starting at 3:30 P.M.