

***APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
July 21, 2026***

Present: President, Barbara McCuen, Randy Bretz, Vice-president, Jo Theise, Secretary, Treasurer Al Topil, Carol Conway and Jeff Briggs

Approved absence: None

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

Guests: Annie Votipka, Sharon Topil, Nan Hessee, Betty Tenhulzen and Gina Milleson

Approval of Prior Meeting Minutes: Barbara asked for any additions or corrections to the June 16, 2026 meeting minutes. Randy moved to accept the minutes and Carol seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) It is amazing how green the golf course and campus look for this time of year! Timely rain and calm winds have helped prevent browning and burn-up. We have been starting early the past couple of weeks to beat the heat and apologize for the early morning mower and trimmer noise. It is better on the turf, equipment and maintenance staff to be out while it is cooler.

The mowing has slowed a bit, allowing us to tackle more work requests and special projects. We always have a long list and will get to things as soon as possible, so thank you for your patience. With older trees, trimming has been a constant battle the last few years and we continue to do as much as we can every week. Please let us know if there are trees or branches of concern. Our crew can handle a lot of the lower branches and trees away from units, but I do keep a list of trees and trimming that requires tree service companies to help.

Let me know if you have any questions or concerns.

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

Resident's Comments: Jeff said he would introduce Betty Tenhulzen who resides at 7221 Old Post Road No. 6; She has shake shingles and would like to replace them with laminate and I suggest that the board approve that and that it be the standard for that building in the future. Mrs. Tenhulzen said that the squirrels have chew big holes in the shingles. She brought samples of the laminate singles and showed them to the board and said

they had a 30-year guarantee. Annie Votipka said there are a lot of squirrel problems. After further discussion Jeff made a motion that Mrs. Tenhulzen be allowed to replace her shingles without requiring the other units in the building to do so. Randy seconded the motion and said that he also had shake shingles that he planned to replace. Motion carried.

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

Finance/Treasurer: Financial report for June 2026
presented at the July 21 board meeting.

June was not a good month for Wellington Greens HOA. Our expenses outpaced our revenue by \$7,704.94 thus reducing our total year to date total to \$57,712.13.

Revenues year to date through June are \$18,934.38 greater than budgeted. Which is made up of Green Fees of \$17,338.44 greater than budgeted.

Total expenses of \$18,224.75 less than budgeted is made up mostly by employee expenses being less than budgeted by \$16,679.03.

Our checking account balance is \$77,115.53 and the reserve account balance is \$148,983.43. Our total current assets total are \$242,458.64. Our current liabilities are \$52,916.17. Thus our current ratio is 4.58 to 1. Thus we have \$4.58 cash and equivalent for every dollar of liability.

There are still fourteen accounts with balances over 90 days delinquent. I will be sending letters to those accounts.

Respectively
Submitted
Alfred
Topil

Al moved to approved the financial report. Carol seconded. Motion carried.

Golf. Board Meeting Golf Report July 2026

On Tuesday July 7th, Dave Malone brought 10 junior golfers to play Wellington Greens. Everyone had a good time. They played a 2-person scramble with teams. After play, we handed out a sleeve of Wellington

Greens golf balls to each player. They were excited to receive them. I told Dave that we would be more than happy to host them again.

Following is my report from the golf committee meeting that was held on July 14th. One person on my committee is a non-resident golf member. I feel she had a lot to offer. She has been a member here since 2012.

Attendance: Carol Conway, Brian Runge, Dave Fries, Lon Dyer, Judy Janssen

We discussed non-resident membership fees. We have 170 memberships at the time of the meeting. There are 114 family memberships, 53 single memberships and 3 grandparent passes.

Current rates are set at \$400 for a single membership and \$450 for a family membership. We reviewed the idea of adding a new membership tier, specifically addressing the fact that a couple under a family membership currently pays the same as a family of 6 or 7.

For context, we currently have 3 families of seven, 9 families of six, and 11 families of five. After considering these numbers, it was decided that adding another level of membership would introduce unnecessary administrative challenges and is not worth pursuing at this time.

To create more separation in cost between single and family memberships, we propose raising the family membership fee to \$475 for 2027 and leaving the single membership at \$400.

In the future, we would like to tie non-resident membership fees directly to the HOA fees. For example, if the HOA fees increase by \$10, we would raise the non-resident fees by the same amount.

We also propose raising the guest fee to \$15.

In the 2027 letter to all golf members, we will add a line about being considerate of other golfers.

Additionally, if the grounds crew feels the current membership volume prevents them from working efficiently, we propose closing the course for

one morning a week to allow them to complete their tasks. We would communicate this change to all golf members.

After discussion, Carol moved to raise the cost of a family golf non-resident membership to \$475 and the guest fee to \$15 effective January 1. Al seconded the motion. Motion carried.

Administrative Assistant Report: Don reported that he had no report this month; that the Assessor's website or his computer was not working properly.

Architecture Committee Report: [Architecture Report and Agenda Topics](#)

[Architecture Committee](#) had its first official meeting on 6/26. It was primarily just to get to meet the members who have joined the committee and establish a meeting/communication plan

1. Betty Tenhulzen -
 - Seeking approval to allow her to replace her individual shake shingle roof with standard laminate shingle (moving away from shake shingles)
2. Hardesty and Masters (7300 South St Unit 12)
 - Seeking official approval to replace their downspout
3. Mediated a shared garage leak dispute to get both parties to work with each other to resolve the issue. Ron Refshauge (7311 Old Post #21) and Ashley Montag (7311 Old Post Road #22).
4. Cindy Treffer Property - Cindy has abandoned the property but still has furniture and other items in the house. Neighbors complaining that sewer gnats are becoming abundant and they fear there may be dog urine/feces inside the property. The electricity has already been turned off. LPD was called to ensure someone was not deceased. It was discovered from the next door neighbor that she works at Assurity. LPD called her and told her about the situation and she said she was planning to come by and get her remaining items in a couple weeks. I have also created a case with the Health Department who will be sending her a letter as well. We will see how things play out.

After discussion Jeff made a motion that the Association replace the downspout at 7300 South Street. Randy seconded the motion. Motion

carried with one no vote from AI indicating that it is not the Association's property. Jo said it is just goodwill.

Landscape Report: Landscape Committee had its first official meeting on 6/26. It was primarily just to get to meet the members who have joined the committee and establish a meeting/communication plan

1. Letters have been sent to the following individuals for non-compliance with landscape/ general upkeep of property. They have been given a two-week time frame to bring their property to be in compliance. If after two weeks they have not complied, we will hire someone to deal with landscaping issues: Two in Cromwell, one in San Simeon and one in Cambridge.
2. Landscaping Committee is creating a survey of the WGHA commons property to create a prioritized wish list of areas that may be needing a little extra care. This will be used to better align the landscape committee with the maintenance team.
3. Landscaping Committee discussed the requests for WGHA to establish a community garden and the general consensus of the committee was that it would be more trouble than its worth.

Jeff said that the committee was going to prioritize the common area of areas that need attention.

Long Range Planning: No report.

Concrete: Randy said that he had four people reviewing the concrete.

Court Captains: Randy said that he was communicating with the court captains.

Social Committee. [Annual Goodwill Garage Sales Award](#)

The Wellington Greens Goodwill Garage Sales that were held on Friday, June 5 and Saturday, June 6, 2026 resulting in more than 2,500 pounds of donations for Goodwill. As a result, our Wellington Greens Home Association placed second in the Goodwill Donations Contest and

received a check for \$300 to be used for the improvement of Wellington Greens.

Thirsty Thursdays

The first Thirsty Thursday for 2026 was held on June 25 at the clubhouse with nine residents enjoying snacks, beverages and good conversations. The second Thirsty Thursday was held on July 9 with Vaughn Carter hosting in Barbara McCuen's absence. Nine or ten residents attended. The next Thirsty Thursday was held on July 16, and the Thirsty Thursday get-togethers will continue through August.

Annual Party Hosted by the McIntyres

The annual party hosted by Don and Mary McIntyre was held on Wednesday, July 1 at the clubhouse, where residents enjoyed beverages, pizza and conversations.

Brainstorming Session

On Thursday, July 16, 2026, Randy Bretz hosted a brainstorming session at the clubhouse to generate ideas for socializing in Wellington Greens. Two of the generated ideas were a having a community garden and a dog park.

Randy said that we would be having poem recitals on August 13 with the Nebraska State poet Jewel Rodgers

Website: Randy said that with the new HOA software we will have digital storage. The new software was discussed and Randy said that the cost will be just a little more than our current website. Randy made a motion that we go with the new software. Jeff seconded. Motion carried.

Bylaws: Jo handed out her report which reads as follows: [Bylaws – July 2026](#).

Several other "sets" of bylaws were discovered on the computer with other Wellington Greens documents. I asked Jeff Briggs to use his AI intelligence to compare the January 2024 and January 2025 documents before we address the current bylaws dated October 2025.

The analysis completed on the two former documents resulted in a 20-page comparison of additions/deletions, errors, and concerns. Four pages addressed typos, acronym use, and simple fixes. Three pages addressed concerns about a new article added in January, 2025 named Violations, Work Hired Notices, Fines and Liens. Al noted significant issues with this article including vague and ambiguous wording and poorly defined procedures. It cautions against using the current article enforcement language without legal review.

The other areas that will need attention include: (in no order of importance)

- Social Committee deletions
- Roofing changes/procedures/processes
- Remodel deadlines
- Retaining wall wording changes
- Membership meeting notices
- Landscape committee wording
- Compliance surveys
- Parking

I intend to provide the small changes (typos, clarification, correct website, etc.) at the next meeting. I will peruse the recommendations and follow up with previous minutes and board members (Barb, Carol) and Don for their recall of specific changes. We will need to vote as aboard to keep or reject recommended changes. Then we will move on the incorporating into the current document dated October 2025. I would like to have this entire process including the voting completed prior to the annual meeting this fall so we can end this year with one accurate and agreed upon document.

If anyone wants to see these documents, let me know. I will be providing written documentation of any and all changes at each board meeting. Many of the changes will require our vote!

Thank you for your patience as we continue to right the ship.
Jo Theis Bylaw chairperson.

Jo gave more information on what she found.

OLD BUSINESS: None.

NEW BUSINESS

Randy said he had a discussion with Al and he wanted to go off the board this year. After further discussion, Randy moved that Al and Jo's term of service on our Board of Directors be switched. Carol seconded. Motion carried.

After discussion, Randy moved and Carol seconded that the Annual Meeting this year be held on November 1. Motion carried.

Discussion was had and it was decided that new residents would be provided with a map of WG, Green Book and welcome letter and include swag.

After some discussion, Carol made a motion to allow the ukulele players to practice at the clubhouse each third Thursday from one to two p.m. Jo Seconded the motion. Motion carried.

Newsletter topics: Pine Lake Junior golfers, Emily Bass Keyboard, 9/10, Poetry with Jewel Rodgers, and a picture of Barbara receiving the Goodwill check.

Artwork at the clubhouse was discussed.

Jo made a motion to adjourn. Al seconded the motion. Motion carried.

Meeting adjourned at 5:15 p.m.

Next Meeting: The August, 2026 Board meeting is scheduled for August 18, 2025 at the clubhouse starting at 3:30 P.M. and will an executive session will follow.