

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
May 20, 2024

Present: President Linda Siedhoff, Vice-president Lon Dyer, Secretary Jeanne Johnson, Treasurer Mike Behne, Al Topil and Barbara McCuen
Approved absence: Nick Horvath, Grounds Superintendent
Staff: Don McIntyre, Administrative Assistant.
Guests: Lori Barr and Randy Bretz

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The April 16, 2024 meeting minutes. Jeanne moved to accept the minutes and Barb seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting)
Our spring fertilizer, crabgrass preventer and grub control has been put down throughout campus. With the amount of rain this spring, we continue to do our best just to keep up with the mowing. We apologize if some of the hand work and line trimming gets missed, but we will get to it as often as possible.

The mower height has been raised 1" above our normal cut to help prevent as much clumping as possible. This should also help keep things green going into the hot and dry season.

There have been a lot of projects and work requests turned in recently and we will hopefully get to them as the mowing slows down. No Limits tree service will be here by the end of May to help with some requests along with other trees needing trimmed and dead branches removed.

Thank you to those who help pick up sticks and branches in the commons areas. When mowing, we pile them next to trees and try to get around to pick them up weekly. We appreciate any and all help during this time of year.

Resident's Comments: Randy said he had talked to our Social Committee chair Barb and he would like to have a storytelling festival by the clubhouse or inside the clubhouse if the weather is bad on Thursday, July 18 after Thirsty Thursday and have people bring chairs. He said that he had guitarist and singer Ingrid Gessert coming to Wellington Court to perform on June 23 starting at 7 pm between his unit No. 13 and No. 14. He invited the board to attend an ice cream social at his residence on May 22 starting at 7 pm. Randy also requested some financial support with the guitarist presentation. Barb said she agreed, but not as much money.

Lori said she would wait until later in the agenda to make her comment.

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

Treasurer Report

I've reviewed the financial statements as of April 30, 2024 copies are attached.

From operations we had a net loss for the month of (11,397) which gives us a year-to-date net income of 17,877. The YTD budgeted income is 399,592 actual revenue YTD is 410,323 - we are above budget for the year by 10,731. Most of the difference is in green fees revenue which is 8,579 more than budget, and interest income is 1,911 more than budget.

On the expense side, employee expenses are below budget for the year by 22,580. Buildings and Grounds are 19,599 more than budgeted for the year in repairs/maintenance of the commons due to water main breaks costings around 30k, those under concrete are more expensive to repair. We have created a new budget line for "Water Line Repair" and moved the current year concrete repair budget to that line, we continue to build our reserve account for concrete repairs in calendar year 2025. Total Utilities are below budget for the year by 3,288. Total General & Administrative expenses are below budget by 6,896 attributed to lower legal fees and general insurance costs. Total Expenses are 392,446 and budget is 405,611 resulting in a YTD difference of 13,165.

The balance sheet has 265,583 in current assets and 80,799 in current liabilities. The current ratio (current assets to current liabilities) is 3.29 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 85,951 in the checking account & 120,061 in the reserve account and 51,075 in the CD which matures 6-29-24, for a total of 257,087. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month.

As of 4-10-24 the bank loan is down to 42,716. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for April were 464.

As of 4-30-24 the Accounts Receivable are 10,204 and the Prepaid Dues are (30,355).

Two units are more than 90 days past due, one requested a payment plan, the other remains seriously past due now with pending legal action.

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

Mike added that the water main breaks were the main expense at about \$30,000 and we added another line in the budget for that instead of taking it all out of concrete. Mike said we had two serious accounts in arrears and one has paid and the other is pending legal action.

Barb moved to approved the financial report. Lon seconded. Motion carried.

Administrative Assistant Report: Don reported no new deed changes

Golf Report: Seven new memberships sold this month.

Marshalling began weekend of 5/17 – 6 teens playing without memberships, sent them home to talk to parents about joining. Young family playing, kids running on green with clubs, cautioned about damage to greens.

Reminded golfers to sign in for every round.

Short game classes to be held in June. 3 scheduled dates, more possible.

Leagues have begun.

Lon said the short game classes will be June 1, 15 and 29 and will be \$20 per lesson. Barb said we should invite our non-resident golfers to our June 21 party.

Architecture Committee Report:

Updates: Sunbury Court meet Wednesday 4/17/24, 7pm at the clubhouse to discuss their standards. Standards were agreed upon by owners present. Jeanne emailed entire court a reply to Geoff Friessen's notes on the meeting. Geoff did not agree with what Jeanne noted in her reply email. Jeanne told Geoff he can disagree with what she noted but that is what the court standards are going to be. Geoff wasn't happy.

Biar Glynn units 10-14 owners met Tues April 30 per new roof and painting. The owners are going to reroof. Will let Jeanne know when, who the contractor is & cost. Owners are also trying to figure out if painting this year or next.

Architecture Requests:

Decision: Chatham Park – JoAnne Trumper, 7300 OPR 4 – privacy brick wall repair – within her own court yard so can repair as she wants.

New: 7221 OPR 7 – Maryka Weverka – paint front door black - Approved

Problem Units

Work hired notices sent to owners who didn't complete 2023 survey requested work 12-20 sent/will be sent in May & June. 4 invoices from John Peterson have been submitted to Mike for payment.

Work Hired notices that have or will sent in May to the following units:

Mailing week of May 20, 2024: Briar Glynn 7300 South St non-approved vinyl windows painted correct dark brown color.

#1 Thomas Guitar

#8 Jake & Elizabeth Sorenson

Non-compliance re-roofing issue:

Jarrod A. Messman's email - 7300 South St #12 - For board to discuss**

2024 Surveys:

2024 surveys all completed. 47 Non-compliance letters mailed in May.

Lori Barr said she want to change her siding, but they were in the initial stage and just getting started working on a plan.

Long Range Planning: None

Concrete: Still looking for engineer or Project Manager to handle the project.

Court Captains: None.

Social Committee.

1.

1. Tuesday Morning Coffee Klatsch

The Social Committee continued to host the weekly Tuesday Morning Coffee Klatsch at the clubhouse from 9:00 to 11:00 AM through Tuesday, April 30. Almost 30 residents attended the last coffee klatsch and total expenses for the 14 coffee klatsches that were held between January 23 and April 30 were almost offset by the total donations to the clubhouse remodeling fund that were contributed by participants.

2. Thirsty Thursdays

The Social Committee hosted the first Thirsty Thursday of 2024 behind the clubhouse from 4:30 to 6:30 PM on Thursday, May 9. The second Thirsty Thursday was held on May 16, and both events were attended by about 20 residents. These weekly get-togethers will continue through the end of August, except for June 20 (the evening before our Summer Fun Party) and on July 4 (when residents are likely to have other activities).

2. Annual Garage Sale Weekend

I will be contacting Nick Horvath about changing the dates on the banners to promote our annual Wellington Greens garage sale that will be held on Friday, June 21, and Saturday, June 22, 2024.

Residents will be notified about the garage sale weekend through the banners at the entrances of Wellington Greens, a notice in our June newsletter, and by email.

3. Plans for Other Social Events

The Social Committee met on April 22, 2024 to begin planning the details of our June 21 Summer Party and to discuss other social activities that will be held during the remainder of the year.

I talked to Kaye Jesske, who is the marketing director for Bridges to Better Living, about hosting an information session at the clubhouse. She should be contacting Don McIntyre about scheduling this activity.

Barb said she would pass the storytelling festival and progressive dinners on to the court captains. Allowing Bridge to Better Living to have a function at the clubhouse was discussed and the board agreed it should be allowed.

Web Site: None.

OLD BUSINESS:

Clubhouse: Discussion on the clubhouse was to be discussed at the next meeting.

Voies: Discussion was had and the board decided not to go with the monthly service.

NEW BUSINESS

Dog Poop in Cambridge Court: After discussion the board decided to have Don send a certified letter to No. 8 in Cambridge telling them that if the dog poop in their area is not cleaned up, a cleaning service will be hired at the rate of \$100 per time to clean it up.

Newsletter topics: Social party June 21, garage sales, June 23 party at Randy's, storytelling festival and Thirsty Thursdays.

Jeanne moved that we adjourn. Lon seconded the motion. Motion carried. Meeting adjourned at 4:41 p.m.

Next Meeting: The June, 2024 Board meeting is scheduled for June 18, 2024 at the clubhouse starting at 4:00 P.M.