

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

(Prior to this meeting and via email the board approved A Gratitude tree as proposed by Randy Bretz and decided to forgo a meeting in December)

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: Katie Pocras

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The September 22, 2025 meeting minutes. Jim moved to accept the minutes and Mike seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) We decided to only remodel 2 tee boxes this year, #3 and #9 as they needed it the most and the weather delayed progress. It has also delayed other seeding plans that will most likely have to wait until spring 2026 to ensure good germination. We have been working on some of the drainage issues in courtyards and will continue to clean up after stump grinding to prepare these areas.

The leaves are starting to fall so go ahead and blow them from patios, landscapes and side walls into the commons. We will get them mulched when we come through with the mowers. This is typically a continuous battle until the end of November. WG Fall Clean-Up day is scheduled for November 15th.

Landmark Landscapes will be out again this fall to plant trees. These will be larger 6-8 footers. There are currently 2 planned for the golf course and 20 planned for the commons.

As always, feel free to contact me with any questions or concerns. Thank You,
Nick Horvath WG Grounds Superintendent 402-440-1067

Nick said we are cutting swells for water drains.

Resident's Comments: Katie said she had a concern about concrete, cutting swells for water drains. Katie suggested that a letter be sent to all garbage haulers suggesting that we get bids for each court to have the same hauler to be used in each court and for a better rate. Mike asked how do we convince the residents to change. Katie said price, have them submit bids to get the best price.

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

Finance/Treasurer: I've reviewed the financial statements as of September 30, 2025 (Revised 10-24-24) copies are attached.

For the month ending 9-30-25, on the Income Statement we spent 34,688 for concrete repairs which results in a net loss of (16,190) which then gives us a year-to-date net loss of (18,852). The YTD budgeted revenue is 680,347 and actual revenue YTD is 694,401 - we are above budget for the year by 14,054. Green Fees Revenue are 13,653 more than budget and Clubhouse Rental is 2,633 above budget.

On the expense side, employee expenses are under budget for the year by 2,349. Buildings and Grounds are 28,459 over budget for the year (concrete repairs). Total Utilities are under budget for the year by 10,590 (with the water bills coming in 9,949 under budget). Total General & Administrative expenses are below budget by 5,092. Total Expenses are 713,253 and budget is 702,825 resulting in a YTD over budget of 10,428.

The balance sheet has 196,544 in current assets and 56,546 in current liabilities. The current ratio (current assets to current liabilities) is 3.48 to 1

Cash is at 52,110 in the checking account. The Reserve Account balance is 133,993. Concrete work for 34,668 was completed in September with additional work being done during October. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month. The lockbox fees for September were 552.

As of 9-30-25 the bank loan is down to 11,015. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

As of 9-30-25 the Accounts Receivable are 14,473 and the Prepaid Dues are (21,234).

Liens on the Units with unpaid dues are being filed.

If there are any questions, please contact me. I request the financial statements be approved as presented. Respectfully submitted, Mike Behne, Treasurer

Jim moved to approved the financial report. Dave seconded. Motion carried.

Golf Report: Dave said that Carol sold no new memberships last month. Linda said that 75 to 80% of expenditures go to maintain the golf course. Jeanne said that is \$12 per month per resident.

Jeanne submitted the following Special Golf Committee report) [Special Golf Committee Recommendations 09/30/25](#)

[Memberships & Leagues](#)

[Raise Singles Memberships \\$50. From \\$350 to \\$400](#)

[Raise Family Memberships \\$50 From \\$400 to \\$450](#)

Keep \$75 for grandchildren of WG residents Keep Guest fee \$10
Leagues – Carol please add rates

Use QR code and paper for golfers to sign in guests &; total # golfing
Edit paper sign in sheet
Signs on each hole's bench with QR code sign in

*All online sign-ins can be emailed to whoever needs it.

Create better signage
bigger, nicer sign at clubhouse
Maybe a banner noting marshaling course/sign in
Use fence on 70 th to advertise course/qr code

Send out a Resident & Non-Resident Golf Membership survey
Email residents survey in November
Mail non-resident golf members survey with 2026 memberships

Hire marshals for busy times
Fri – Sun, for sure evenings &; maybe some days
Possibly April Maybe use start of June

Jeanne said we need a QR code on each tee and for those that do not have a phone can sign in at the clubhouse. She said that golf memberships start in January. Linda said we will vote on it in November.

Administrative Assistant Report: Don reported No new deed changes to report this month

Architecture Committee Report:

Architecture:

Pending – Sunbury 2 paint color codes submitted. 3 owners working to find permanent replacement products for court – still pending.

Pending - WGHA court website pages – architecture committee members are working to complete all 20 courts website pages by spring 2026

Change Requests:

Sunbury Court N bldg. – new more durable shingles, very similar color to shingles on E & S bldg. Shingle info: CertainTeed Brand. Landmark Designer Shingles. Color: Georgetown Gray. Owners voted & approved. Jeanne, Amanda & Linda approved

1947 Devonshire Dr – Hannah Lowe – egress window in back - approved

Problem units:

*how do we get work done if an owner denies access, exterior or interior?

7300 So St #6 /Allen Barber / Briar Glynn – 2 yrs to paint townhome expired Sept. 27, 2025. Jeanne req bids to paint house. Allen will be charged the expense. Don handed WGHA letter explaining situation to Allen on 9/6/25. Jeanne req painting qt from Esteban Painting.

7300 So St #8/Kube-Sorenson – 30 day notice mailed to Elizabeth Kube-Sorenson.

7111 OPR 9 / Angel / Grammercy – 9/23/25 Don attached letter to door of Angel's unit - window & foundation issues, Angel sealed with spray foam. Has 30 days to fix or WGHA will hire work done.

Numerous emails & letters sent to owners who haven't completed work requested 2024 & 2025. Some owners received Work Hired letters if requested not completed by May 31, 2026.

Jeanne said she cannot go into common areas, four feet on each end. Dave said egress windows are allowed by the city. Linda said that our attorney Jan is not following through.

Landscape Report: Landscape Report for October 21, 2025

Six letters have been sent during this last month. Four were sent to owners regarding weeds and overgrowth that needed to be taken care of. One was to an owner who is parking a commercial truck on the common area parking lot. One letter has sent to an owner who has received letters before concerning his tenants who will not clean up properly after his dogs, plus he is letting his dogs run loose without a leash. This is the third time we have had to request this particular tenant to clean up after his pets. I have asked Barb Geiger to assess the \$100 fine for continually not abiding by the HOA bylaws. Plus, I have asked the landlord that if the tenant cannot or will not correct this, he should terminate that tenants lease in accordance with Article IX, Section 2 or our covenants. Respectfully submitted, Jim Wharry Landscape

By-Laws: Vote on bylaw edits. Possible addition under architecture– Egress windows.

After discussion Jim made amotion to vote by email on whether to approve the proposed by-laws changes by Friday, the 14th of November. Barb seconded the motion. *The results of the email vote was unanimous to approve the proposed by-laws changes.*

Long Range Planning: No report for the Long-Range Planning Committee this month.

Concrete:

Court Captains: No report

Social Committee. 1. Thirsty Thursday Finale

The final Thirsty Thursday for 2025 was a “Piano Bar Finale” held on Thursday, September 25, 2025, from 4:30 to 7:00 PM. The professional pianist Bobby Gadoury played background music while guests enjoyed conversations with accompanying red and white wines and assorted bar snacks provided by the social committee. About 40 residents and their guests attended the party.

2. Future Events

No further parties or events are planned for the remainder of the year. The next event probably will be a New Year’s Eve cocktail party like the one hosted by Barbara McCuen on December 31, 2024.

Web Site: Jeanne said that each court would have their own web page with paint codes.

OLD BUSINESS:

Annual Meeting: Everyone was asked to have their report in writing to Don prior to the Annual Meeting.

NEW BUSINESS

Newsletter topics

Jeanne moved that we adjourn. Barbara seconded the motion. Motion carried. Meeting adjourned at 4:45 p.m.

Next Meeting: The November, 2025 Board meeting is scheduled for November 18, 2025 at the clubhouse starting at 3:30 P.M.