

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
August 19, 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: Cindy Craft, Judy Shields, Sharon and Al Topil and David L. Williams

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The July 15, 2025 meeting minutes. Mike moved to accept the minutes and Barb seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting)

It appears these mid-summer windstorms are becoming a regular occurrence. Again, we appreciate all the help with clean-up and do our best to make it around campus in a timely manner. This last one was different, as it was followed by approximately 2" of rain, causing the grass to take off again. We spent the first three days doing nothing but clean-up, but also had to catch back up on mowing. This required half of the crew to continue with pick up, while the other half jumped back on mowers.

Our larger mower broke down at the end of July and we waited 3 weeks for parts. We are also down 2 summer employees as they have returned to school and still have 1 part time summer employee until the end of August. We will do our best to get caught up on mowing and line trimming. We will also be spraying for weeds in the courtyards and commons through the end of August as temperatures and weather permit.

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

Nick said that we had an irrigation break on No. 4 green. He said that the tree guy was coming next week. He said we will start spraying next week.

Linda said that the course looks good. Barb asked if Nick could judge the percentages of time spent on the golf course and the percentage of time on the commons. Nick said it is about 80% on the commons and 20% on the golf course. He said there is 14 acres of golf course and 40 acres of commons. Jeanne asked how much vacation time does Eric and Ryan and Nick said they each get three weeks a year

Resident's Comments: Cindy Craft asked about the concrete work that was to be done at 7100 Old Post Road. Dave said they will start Monday morning. He said that units five and six will be blocked of about seven days.

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

Finance/Treasurer: I've reviewed the financial statements as of July 31, 2025 copies are attached.

For the month of July, on the Income Statement we brought in less revenue than expenditures so we had a net loss of (11,929) which then gives us a year-to-date net income of 9,652. The YTD budgeted revenue is 575,671 and actual revenue YTD is 586,058 - we are above budget for the year by 10,387. Green Fees Revenue is 9,930 more than budget and Clubhouse Rental is 2,160 above budget.

On the expense side, employee expenses are under budget for the year by 3,657. Buildings and Grounds are 2,208 under budget for the year. Total Utilities are under budget for the year by 6,343. Total General & Administrative expenses are below budget by 9,436. Total Expenses are 576,406 and budget is 598,050 resulting in a YTD below budget of 21,644.

The balance sheet has 227,746 in current assets and 66,377 in current liabilities. The current ratio (current assets to current liabilities) is 3.43 to 1

Cash is at 52,890 in the checking account. The Reserve Account balance is 107,132 with the sidewalk reimbursement of 50,000 deposited on 8-18-25 brings the reserve balance to 157,132. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month. The lockbox fees for July were 517.

As of 7-31-25 the bank loan is down to 14,632. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

As of 7-31-25 the Accounts Receivable are 21,801 and the Prepaid Dues are (22,888).

July had unbudgeted tree costs. 17 trees were trimmed or removed by 3 different tree services for a total cost of 25,720. A Tree removal/trimming budget line will be added to next year's budget since this will be an on-going cost.

A new foreclosure was filed. Third and last request letters were sent 8-5-25 with no reply, so 3 new Liens are in process of being filed.

If there are any questions, please contact me. I request the financial statements be approved as presented.

Respectfully submitted.

Linda asked if we need a land line.

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

Mike said that our cash is low, we had 17 trees trimmed or removed for a cost of \$25,720

Golf Report: Dave said that Carol says that we are at 170 non-resident members.

Administrative Assistant Report: Don reported the following deed changes: Only one deed change to report: On July 25, 7420 South St. No. 13, Danielle Heard, et al to David Williams and Mary Brogan 265k:

Architecture Committee Report:

Bylaws: Committee meeting on Mon 8/18/25

PENDING- possibly have bylaw additions and changes ready for Board to review at Sept board meeting. Vote on at Oct board meeting.

Architecture:

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

Still pending - WGHA website pages for Wellington, Chatham Park, Ramsgate, Kensington, Gramercy, Briar Glynn & Sunbury Courts have been revised. Please take some to review them and let me know of any edits. Go to www.wellingtongreens.net, Association, Courts of Wellington Greens, find specific courts name.

Architecture Requests:

8/9/25 Sunbury Court units 9-12 : building possibly being reroofed. Owners of 9-12 are in contact with one another.

Cromwell Court #2: Pam Doty is 95 & is anxious about the decision of her bldg painting windows white. She can't afford to change the color. I told Pam she doesn't have to paint while she lives in unit 2. Is the board ok with this?

Work Requests

COMPLETED: 7641 Old Post Rd #15 – Linda Dobesh – JJ em Linda per exterior work need on unit. Her son Ted sent a reply he will coordinate repairs. JJ and Nannett met with Ted on 6/27 at Linda's unit and reviewed work needed. Ted has already started repairs.

COMPLETED: 7111 OPR #14 & 15 – Joyce Lehn & Kevin and Kathy Crable– requested back privacy fence between unit 14 & 15 fixed. Joyce em me the new owner of her unit will fix the fence.

Pembroke Court:

-All units have painted garage doors the new dark color.

-All but unit 7550 have installed new garage light. Owner was em about it and will prob install it soon.

-Did ask Lori Barr to ask other Pembroke residents that currently have cream colored windows if they would be open to changing to the tan color units 7548 & 7550 have when repainting or updating to vinyl.

Other:

1. PENDING - Jeanne in process of working with Firespring in setting up general email addresses for all current and future board members. \$15 a month for 10 email addresses.

Landscape Report: Three letters were sent regarding clean up of weeds and overgrown vegetation. One unit owner, a landlord did ask for a reference to clean up, and was referred to the website. There were one letter sent for leaving garbage can out and one for parking a trailer in the court parking lot.

We did have our Landscape Committee meeting on the 14th. I should have a meeting report written up for the board, hopefully for the meeting. Two new members were there. They did ask if they could come to the board meeting and of course, I said yes.

Dave had mentioned I should call the City Forestry Dept, which is part of the Parks and Rec Dept, about the trees blown down in the last two storms. I did call, and was told that to get replacements, the homeowners next to where the trees were, need to call the city and ask for a voucher. I told her we were an association of 277 units and maybe the association could ask for the trees, but she insisted that people living nearest to fallen trees should call. For future reference, their number is 402-441-7847, option 0, to get to the Forestry Dept.

Respectfully submitted, Jim Wharry Landscape

Linda asked if we needed an oversite committee to determine where trees should be planted.

Long Range Planning: Barb said we already have a long range plan.

Concrete: Dave said the contractors will start Monday at 7200 OPR.

Court Captains: Court captains will meet September 20 to discuss fall issues coming up. Updated court rosters will be submitted.

Linda said there is a court captains committee scheduled for 9/20/25 at 10 a.m.

Social Committee.

1. Thirsty Thursdays

Five Thirsty Thursday cocktail parties were held from 4:30 to 6:30 PM on July 17, July 24, July 31, August 7, and August 14, 2025. Vaughn Carter hosted one of the parties. The others were hosted by social committee chair, Barbara McCuen. Due to high temperatures and/or rain showers, three of the parties were held inside the clubhouse. The other two were held on the patio behind the clubhouse. Anywhere from 8 to 18 residents attended each event.

2. Piano Bar Cocktail Party Scheduled for Thursday, September 25, 2025

All six members and the chair of the Social Committee met on Thursday, August 14, 2025 to start planning the piano bar cocktail party scheduled for Thursday, September 25, 2025. The party will be held at the clubhouse from 4:30 to 7:00 PM. It will feature jazz and easy listening music played by the excellent pianist Bobby Gadoury.

Web Site: No report.

OLD BUSINESS:
Clubhouse:

NEW BUSINESS

Annual Meeting: After discussion, Mike was appointed chairman of the nominating committee.

Newsletter topics

Contact Mike if interested in being on the board.

Annual Meeting will be November 2 at 2 pm at the clubhouse.

New dues amount.

Jim moved that we adjourn. Mike seconded the motion. Motion carried.

Meeting adjourned at 4:36 p.m.

Next Meeting: The October, 2025 Board meeting is scheduled for October 21, 2025 at the clubhouse starting at 3:30 P.M.