

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
January 17, 2023**

Present: President Linda Siedhoff, Vice-president Lon Dyer, Treasurer Mike Behne, Secretary Jeanne Johnson, Burke Morrow and Vaughn Carter

Approved absence: None

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

Guests: Alfred and Sharon Topil, 7100 OPR No. 16

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the December 20, 2022 meeting minutes. Jeanne moved to accept the minutes and Mike seconded the motion. Motion carried.

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

Our weather has been all over the place lately. We did finally receive some measurable snow to help add moisture to the ground, along with a little rain. The snow allowed us to do some removal and test out our equipment. Everything worked great, especially the narrower sidewalk plow. We had it cut down to limit turf damage along the edges of sidewalks. We also kept trouble areas salted to prevent ice buildup. Please remember to not use salt on new concrete.

The warmer days allowed us to remove 3 trees and continue with leaf mulching. There are still a handful of trees on our list for removal. The recent drought has damaged trees regardless of variety, and many will not recover. There was also another water main leak across from the clubhouse that was repaired.

Equipment maintenance will continue during inclement weather and we will perform outdoor work as allowed. Let me know if there are any questions or concerns. Happy New Year! Thank You, *Nick Horvath*, WG Grounds Superintendent, 402-440-1067
Nick said we are ready for the snow.

Resident's Comments: Sharon Topil asked what months volunteers were needed to help clean the clubhouse and Nick gave them to her.

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

Treasurer Report:

As approved at the December, 2022 meeting – increase the monthly transfer to the Reserve Account by \$5 a Unit. The 1-25-23 transfer will be increased by \$1,385 for a new monthly transfer total of \$4,155 to the Reserve.

The Finance Committee has a meeting scheduled for January 18, 2023.

The UnitedHealthcare group plan renews 2-1-23 with a 15.7% increase (758.10 to 877.24) for the same coverage.

I've reviewed the financial statements as of December 31, 2022 copies are attached.

From operations we had net loss for the month of (8,136.) which gives us a year-to-date profit of 8,321. The budgeted income through the year end September 30, 2023 is 158,155. actual revenue YTD is 156,414. so, we are slightly behind for the year by (1,741.) Most of the difference is in the green fees revenue which is (1,749.) less than budgeted.

On the expense side, employee expenses are below budget for the year by 13,561. Buildings and Grounds are 3,172. less than budgeted for the year. Total Utilities are slightly below budget for the year by 795. Total General & Administrative expenses are below budget by 5,003. Total Expenses are 148,093. and budget is 169,034. resulting in a YTD difference of 20,941.

The balance sheet has 169,530. in current assets and 65,379. in current liabilities. The current ratio (current assets to current liabilities) is 2.6 to 1

Cash is at 105,591. in the checking account and 41,677. in the reserve account, for a total of 147,268. The Accounts Receivable are 26,658. and the Prepaid Dues are 18,405. netting to an Accounts Receivable of 8,253.

The bank loan is down to 69,314.65 Maturity Date is 3/30/2026 Monthly Payment is 1,855.42

The lockbox fee for November was 228.87

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

Mike said the Finance Committee is Meeting January 23rd. Vaughn moved that the treasurer's report be approved. Jeanne seconded and motion carried.

Golf Report: Golf Committee is meeting after the Board meeting.

Administrative Assistant Report:

On 12/28/22 7541 OPR #10 Veronica Penn to HSR Investments and
On 12/20/22, 7200 OPR # 7 Marjorie Wilnes to Donald and Cynthia Craft.

Architecture Committee Report:

30-day Architecture Non-Compliance unit owned by Kristi Puls completed repairs. Architecture/Landscaping meeting held on 1/12/23 per Annual Arch/Land survey. The survey sheet form was passed around to the board.

Landscape Report:

The architecture and landscape committees had a joint meeting on January 12.

During the meeting, we thought we could use the Tuesday coffee clubhouse meets to promote spring gardening by inviting in speakers or businesses that could provide advice for plantings in our courtyards. We planned on this at one of the May coffees.

Long Range Planning:

Will not be getting the Planning Committee meeting set up before the end of the month, but will be doing it sometime during the week of Jan. 29 – Feb. 4. I wanted to get the Social Committee meeting set first, and schedule around that, because I felt the Social Committee was the most pressing at the time. At the Planning Committee meeting we will be addressing the Vision 2033 report, what the priorities are and what the next steps should be. We hope to have a detailed report to the board at the February (21) meeting.

Linda said we need to have a year one, year two and year three plan.

Concrete: None.

Court Captains:

The court captains met on Saturday at 10:00, January 14 at the clubhouse. Nine court captains were in attendance. Many issues were discussed and good discussions were had. The court captains will be meeting quarterly this year. Attached are the minutes from that meeting.

Social Committee.

CHRISTMAS LIGHTING WINNERS:

Winners of the WG Christmas Lighting Contest are as follows . . .

1st: Tom and Tiffani Johansen, 7410 OPR #11, Two \$25.00 Camela's gift cards
Randall Haas, 7300 OPR No. 2, One \$25.00, Camela's gift cards
Tedda Watts, 2324 S. 74th St # 6, One \$25.00, Camela's gift cards

TUESDAY WG KOFFEE KLATCH:

We had our second Tuesday WG Koffee Klatch at the clubhouse today. We have been very pleased with the turnout at both events. Over 20 residents came & went over the course of both Tuesdays and the conversations were very good. We feel this is a good start on bringing residents together as well as opening up dialogue between members and the board/staff. Kudos to Pres. Linda for the idea to try this.

COMMETTEE MEETING:

Looks as if the Social Committee will be getting in just under the wire on having our first meeting in January. As it sits now, we will be holding that meeting Tues. Jan 31, 11:00 AM, at the clubhouse. A couple of our committee members will be out of town/state/country, but I will be getting an agenda as well as a questioner to them prior to the meeting so they can submit written comments for discussion at the meeting. We are looking for more volunteers to be part of the Social Committee, so if you are aware of anyone who might be interested and/or a good prospect, please have them reach out to me or give me their info and I will reach out to them.

Web Site:

[Met with Randy Bretz and feel he can add items to the website, make changes, etc if needed.](#)

Linda asked if Randy was going to set up a Facebook account for our association and Don said the he was. Lon said we should set up gmail accounts for each board member based on their position so that the residents would not have to remember our individual email accounts and that Don should have one to use instead of his personal gmail account.

OLD BUSINESS: None

NEW BUSINESS:

Clubhouse: Linda said that she and Tammy Hanel met with a contractor and both inside walls are load bearing walls and we could install a beam and take the closet out and open the wall to the kitchen. She said it would cost fifty to one hundred thousand to take the chimney out. She said she went to the fireplace store and it would cost less than \$2000 to put an electric fireplace in and \$7,000 to put an insert in. She said that the downstairs would be another project. She said we could make the deck larger and make it wrap around and that hopefully we could have some golf tournaments to help pay for it. Vaughn said that the social committee was going to make a subcommittee for fund raising.

Pet projects: Lon said that he would talk about this at a later meeting. After discussion Lon volunteered to get donuts and make coffee for next Monday's Coffee.

Newsletter topics: Linda said that she wanted to move the October board meeting to October 10 and wanted to schedule the Annual Meeting for October 29.

By-Laws: Discussion was had and Jeanne made a motion to amend the By-Laws to add that rentals for less than 12 months not be allowed; that no VRBO or AirBNB be allowed. Mike seconded the motion. Motion carried. Jeanne made a motion that all external repairs to units be completed within six months unless an extension was granted by the Board. Mike seconded the motion. Motion carried.

Vaughn moved that we adjourn. Mike seconded. Motion carried.

Meeting adjourned at 4:46 p.m.

Next Meeting: The , February, 2023 Board meeting is scheduled for February 21, 2023 at the clubhouse starting at 4:00 P.M. Don said that he will attend by phone. Linda said that Paula would also help take notes.