APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
June 16, 2026

Present: President, Barbara McCuen, Randy Bretz, Vice-president, Treasurer Al Topil, Carol Conway and Jeff Briggs
Approved absence: Jo Theise, Secretary.
Staff: Nick Horvath, Grounds Superintendent and Don McIntyre, Administrative Assistant.
Guests: Sharon Topil

Approval of Prior Meeting Minutes: Barbara asked for any additions or corrections to the May 19, 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) The rain continues to help us out! Things have remained green and looking good. We sprayed courtyards and around units for weeds mid-May and will try to get out again in the next couple of weeks. We utilize a product called Trimec for spraying broadleaf weeds in the grassy areas. Temperatures need to be below mid-80's so the grass does not burn. It looks like the third week of June will give us a window.

The weather has kept us busy with routine mowing and line trimming. I try to keep an eye on everything, but please let me know if areas are getting missed or need attention. Things typically slow down in July and August, giving us time to catch up on work requests and special projects. If you have turned in a work request, please note that it has been recorded on the work request log and we will get to them as soon as possible. Feel free to contact me with any questions regarding your requests.

Let me know if you have any questions or concerns. Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067

The breaking down of the greens mower was discussed. Nick said another mower may become available, an 11-footer for $40,000. It is a used 2016 model.

Nick said he was working with Teresa and he is getting bids on the retaining wall. Briar Glynn is getting a fire pit and the Association will pay half the cost, probably in the $800 range, so about $400.

Re**sident's Comments: None**

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

Finance/Treasure Treasurer's report
for June 2026 meeting.

I reviewed the financial statements for May 2026. The copies are included with this report.

For the month of may we had income over expenses of $12,282.51 which give a year to date result of $65,494.89 which is $35,313.32 over budget. This results from green **fees** of $18,452.54 over expected.

Employee expenses are $29,047.47 less than budgeted while Buildings and Grounds are $14, 178.14 over budgeted. Utilities are $3,577.96 less than budget and Administration expenses are $6,178.38 less than budget.

We have a checking account balance of $89,863.9 and a reserve account of $143,253.68 and accounts receivable of $21,099.27.

Current assets total $250,521.31 and current liabilities of $55,786.78 resulting in a current ratio of 4.49 to 1. Thus we have $4.49 cash and receivable available to pay for every **$**1.00 of liabilities.

We have five receivable account with balances over $1,500 that are over 90 days old, I have sent collection letters to all of these. I received an answer from Katherine Kuhn that she will pay either in July or August. I replied that we would prefer the payment in July.

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

Al said he sent out five collection letters. Al mentioned one resident that will pay her total bill in July. Discussion was had that there is no ACH fee when paying your dues and Don was instructed to put that in the newsletter. Don was also asked to put in the newsletter that resident should not contact our accountant, Barb with complaints; that they should go to the proper board member. Al moved to approved the financial report. Randy seconded. Motion carried.

Golf Report: Our membership count is now at 162 as of 6/15/2026. The family membership count is at 106. The single membership is 53 and the grandparent membership is 3.

I've contacted most of the family memberships to see how many people in their family play. Only 11 have not responded yet.

The actual number of non-resident members is 365. However some of these play only occasionally.

As of 6/4/2026, we have had almost 2900 people play the course since starting to keep track in January. This is an average of nearly 26 people per day.

The number of Ameritas people playing each week ranges from 12-19. An invoice for $2,400 was sent to them on May 21st.

Carol said another family of seven members purchased a membership. She said she was thinking about adding another level of membership, the number of members in a family.

Carol said she would start prorating in July and that she would send that to Randy for the website.

She said that she was contacted by a person that a golf ball hit his windshield on 70th street. Discussion was had and Nick said he would get a quote on a netting.

Administrative Assistant Report: Don reported that there were no new deed changes:

Architecture and Landscape Committee Report: Jeff said he had been on vacation and did not have an Architecture or Landscape report; that he had two committee members for Architecture and three for Landscape and that the committees would be meeting soon. Randy suggested that once the Architecture committee met to bring recommendations to the Board.

Long Range Planning*:* Randy said he looked at the survey of our residents done a few years ago and the number one item that people wished for was a pool.

Concrete: – I've walked through every court and recruited Dave Owen, Steve Buchanan and Katie Pocras to be on the Concrete Committee. I plan a meeting of the committee on June 20 to discuss sidewalk repairs needed, and a plan to identify the most needed repairs in various courts.

As a carry over from Dave Owen, I met with the owner of The Concrete Doctor. Dave recommended we continue to use this company. They have done quite a bit for us recently. I was very impressed with him and plan to continue to use this company. At our Board meeting I will recommend 2 projects:

- Entry to Sunbury Court – This is a carryover from Dave's work $10,000
- Entry to Wellington Court $2,000

After some discussion Randy made a motion to do the concrete repairs above at Sunbury and Wellington Court. Jeff seconded the motion. Motion carried.

Court Captains: Sent an early June email to Court Captains mostly focused on the garage sale and summer concert. At the concert we awarded a $50 gift card to Regency Court and a $25 to Devonshire for having the most people attending. I plan to share photos when they have their parties.

Randy said that he is having a meeting of court captains Saturday, June 20 starting at 9:30 and asking board members to attend. He said he will be sending a note to the court captains at least once a month.

Social Committee. Tuesday Coffee Klatsches

The 14th Coffee Klatsch for 2026 was held on Tuesday, April 21, from 9:30 to 11:00 AM at the clubhouse, and the last coffee for 2026 was held on Tuesday, April 28, 2026 at the clubhouse.

4 th Annual Summer Fun Party

The 4 th Annual Summer Fun Party was held at the clubhouse with both indoor and outdoor seating on Friday, June 5, 2026. Live music was provided by vocalist Doug Dickeson and guitarist Jon Sundermeir. More than 65 residents and guest attended the party and enjoyed the free margaritas served by members of the social committee.

Annual Goodwill Garage Sales

The Wellington Greens Goodwill Garage Sales were held again this year on Friday, June 5 and Saturday June 6, 2026. Donations for Goodwill were picked up from the court entrances on Monday, June 8, 2026.

Barbara said she planned to have a party sometime in early September and it may be a tailgate party depending on Nebraska's schedule.

Website/Facebook

Spent time softening some of the language and making sure everything works. My next project will be to prepare something about each court to share. Presently, the court information is mostly focused on architecture and I want to make it a little more inviting and people focused.

Because people were receiving emails from Jim Wharry that were automatically generated, I dug into every email and form and couldn't find where they were coming from. Then I learned they were being generated by the payment processor to confirm payment of monthly dues through automatic payments. As I write this, I'm getting access to the payment portal so I can make that change. I plan to make it more generic to avoid issues each time we have a new finance person.

Shared photos and videos of the summer party on Facebook. That generated some very positive remarks.

After the early Thursday June 11 morning storms, captured some photos of our crew cleaning up limbs and shared them on Facebook. My goal is to help people realize how valuable our crew is and that our monthly dues go for a whole lot more than water and golf.

OLD BUSINESS: After discussion, Randy made a motion that we pay the invoice from Sullivan law office. Carol seconded the motion. Motion carried.

NEW BUSINESS

Newsletter topics Do not send complaints or questions to our Accountant. No ACH fee to pay dues online.

New Business from Randy: I've had difficulty trying to establish a nonprofit account on Google. I can't seem to get them to realize we are a bonified nonprofit. That led me to explore other services used by home owner associations. My recommendation is to have some folks explore the various services and make a

recommendation at a future Board meeting. I will make a motion to that effect at our June 16 meeting.

I have reached out to our neighbors at Carriage Park to explore some sort of pool availability for Wellington Greens members. To date, I haven't been able to actually talk with someone. If any of you know people in Carriage Park, help me reach out to their board. Their website is about 2 years outdated which tells me they're not well managed.

I would like the following items placed on the agenda for discussion and action:
1. Concrete recommendations
2. Online (cloud) resources for HOA management
3. Cooperative agreement with Carriage Park
4. Review of Vision 2033 Survey Results
a. https://wellingtongreens.net/file_download/inline/4cd6c0ac-e48c-4436-98fe-d8130f3a16a4
5. Discussion of community garden space

Carol said she would have an article for the newsletter entitled "Did you know? Randy said that was a good idea and we should include that in each issue

Jeff said that he worked in risk analysis and suggested the our association do a risk analysis. Randy said that was a good idea.

Randy moved that we adjourn. Carol seconded the motion. Motion carried. Meeting adjourned at 4:54 p.m.

Next Meeting: The July, 2026 Board meeting is scheduled for July 21, 2026 at the clubhouse starting at 3:30 P.M.