

APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
June 10, 2025

Present: President Linda Siedhoff, Vice-president Barbara McCuen, Secretary Jeanne Johnson, Treasurer Mike Behne and Jim Wharry

Approved absence: Dave Owen

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

Guests: Sharon Topil, Cindy and Don Craft, Judy Shields and Pamala Beranek.

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to The May 20, 2025 meeting minutes. Barb moved to accept the minutes and Jim seconded the motion. Motion carried.

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

This is by far the best spring in the past few years. Rain keeps coming in a timely manner and the grass continues to grow and stay green. I feel our summer hires are doing a fantastic job keeping up with the hand work and line trimming. Please give them a warm welcome and thank you for a job well done! No, we do not have a new full-timer. Ryan decided to shave his beard and I even did a double take when he came in last week.

The tree service company should be here next week to trim and remove any trees that pose a threat to property and people. As always, let me know if you have any questions or concerns. Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067

Resident's Comments: Several residents indicated they were present to hear the concrete plans. Linda told them that Dave was not going to be present, but we were hiring Concrete doctor to repair the sidewalks and the city would reimburse us up to \$50,000.

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

Finance/Treasurer: moved to approved the financial report. seconded. Motion carried.

Golf Report: We have sold about 5 more memberships since our last meeting, so we are about at about 155 non resident members. The course looks great with the rain we have been getting. We had some lessons to learn about cart usage by our Marshal but I believe that has worked itself out.

Ray our golf marshal says he has contacted too many people to count and is surprised at the number of people that know his name.

Administrative Assistant Report: Don reported the following deed changes:

5/20/25, 2331 S. 74th No. 36, Lucile and Eric Clark to Karen Conradt 245K

5/27/25, 7300 South St No. 12 Jarrod Messman to Steven Hardesty and Jeannett Master.

5/30/25, 7101 South St No. 1 Geoffery & Tisha Friesen to Find Your Niche LLC.

6/3/25, 7300 South St No. 2 Joanne Bell, Reginald Wyatt to Rudy & Obryant Longoria

6/4/25, 1941 Devonshire No. 3 Belinda Franksen & Belinda Cook to Nicholas and Jessica Thiele.

Architecture Committee Report:

5/1/25 Sunbury Court Standards meeting – 2 paint color codes submitted. 3 owners working to find permanent replacement products for court – still pending.

In process of working with Cromwell Court units/buildings per paint color(s) & updating website page.

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:

7300 S St unit 2 – 4' wood back fence approved – Board to discuss protocol for adding fences in courts of sameness if it hasn't been done yet.

7101 So st unit 4 – new owners doing repairs and removing hot tub in back.

Problem Units:

7311 OPR #22 – owner will paint radon vent dark brown. Per the non-compliance windows, they were NOT disclosed to her during the sale of the unit. Board to discuss how to proceed with this unit & others. Let' vote on this, please.

Other:

1. Create generic email addresses for all board members. – emailed Firespring for more information about using email addresses associated with our website.

After discussion, a motion was made that all unites in Canterbury stay dark brown. Mike seconded the motion. Motion carried.

Landscape Report:

Sent three letters so far this month. Two to home owners regarding weeds and overgrowth in the front and back patios, and one to regarding parking three vehicle in the common area parking lots.

We have two new members for the Landscape Committee, Barb Casey and Marita Ward. Respectfully submitted, Jim Wharry Landscape

Long Range Planning:

Concrete:

Our Concrete committee held a meeting May 31, at my home. Present at the meeting was myself, Dave Owen, Kristin Owen, Katie Pocras, Steve Buchanan, and Dave Fries. We discussed sidewalks and that Steve had the City mark areas that would qualify for reimbursement from the city. We shared the letter from the City and noted that we needed to get the work done before July 25th. I said I would call the two contractors that had given us a bid and ask if they would do the sidewalk for the City reimbursement cost.

We also discussed the work needed in the courts and decided that we needed to get further bids. Katie volunteered to get bids from American Pavement Maintenance and Gabel Construction, contractors that she had previously used. Steve was to contact CR a contractor I suggested and Dave Fries was to get a written bid from LCC, who he had previously talked to. We decided to have another meeting when we had some progress on getting more bids.

I contacted Concrete Doctor and he agreed to all of our sidewalk work for the City reimbursement price. Leifert never returned my call. I held an email vote and there was concern that the City would not have the funds to reimburse us for the repairs. I spoke the City inspector that marked our sidewalks and was reassured that the letter we received, and I have included a copy attached, is our assurance that the City has the money and will reimburse us. He has verbally said that our top limit is \$50,000. I asked for a letter stating \$50,000 was available to us but he said the letter we already had was all the City would send. Tom with the Concrete Doctor said that he has never heard of anyone not getting reimbursed and he works with them all the time. I will ask for a vote at the meeting to approve contracting with Concrete Doctor for sidewalk repair this summer.

(Prior to the Board meeting and via email, Dave made a motion that whereas the City agreed to reimburse up to \$50,000 in sidewalk repair at \$10 per foot and Concrete Doctor has agreed to it for the city price, that Concrete Doctor proceed to do the repairs.) Motion carried by email.)

Court Captains:

The next court captains meeting will be in September. The new court captain at Briar Glynn is Mona Way as the Sorensen's have moved.

Social Committee.

1. Thirsty Thursdays

Three Thirsty Thursday get togethers were held on May 22, May 29, and June 5, 2025, and hosted by social committee chair, Barbara McCuen. Due to high winds or rain showers, the parties were held inside the clubhouse with six to ten residents attending.

2. Wellington Greens Goodwill Garage Sales June 6 & 7, 2025

A number of residents held garage sale on June 6 and 7, 2025. Goodwill picked up 1,426 pounds of items not sold, but missed some of the items left out for them to be picked up on Old Post Road. Goodwill has been contacted and the items hopefully will be picked up as soon as possible.

3. 3 rd Annual Summer Fun Party

The social committee will meet on Wednesday, June 11, at 4:00 at the clubhouse to sign up for the tasks required to host the 3 rd Annual Summer Fun Party on Saturday, June 21, 2025.

Don was instructed to email residents to pick their own items that Goodwell did not pick up.

Web Site:

Don reported the following website report:

880	Visitors
836	Unique visitors
646	New visitors
2,405	Actions
2.7	Average actions
45:42:40	Time total
3:07	Average time
30.9%	

OLD BUSINESS:

Clubhouse: After discussion, Don was instructed to collect rent in advance along with the deposit check when renting the clubhouse. He was also instructed to get website access to Nick so he could post to the website.

NEW BUSINESS

Newsletter topics

Residents must accompany guests when golfing. When closed signs are out and the flags removed, the course is closed. Jim said he would write something about residents using workorders forms when requesting landscape work.

Barb said that to accommodate card players and clubhouse renters she proposed that the association purchase four new tables with four chairs each at a cost of \$432.16. Discussion was had and Jim moved to make the purchase. Mike seconded the motion. Motion carried.

Jim moved that we adjourn. Mike seconded the motion. Motion carried.
Meeting adjourned at 4:40 p.m.

Next Meeting: The July 2025 Board meeting is scheduled for July 15, 2025 at the clubhouse starting at 3:30 P.M.