

**APPROVED Board of Directors Meeting Minutes**  
**Wellington Greens Homeowners Association**  
**July 15 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: Al and Sharon Topil, Don and Cindy Craft and Teresa Neal

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to The February 11, 2025 meeting minutes. Jim moved to accept the minutes and Barb seconded the motion. Motion carried.

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

The weather continues to bring rain at much needed intervals. Aside from mowing and line trimming, the guys have been out spraying weeds along parkways and courtyard entrances/driveways in the grass areas. We hope to have everything sprayed in the courtyard parking and concrete areas by the end of July.

We had two tree service companies show up last week. They removed 7 complete trees and trimmed/raised 7 others. Another company will be here July 21 to remove another 3 trees that are dead or dying. We plan on planting 10-15 replacement trees this fall. They will be larger 8-10 footers, so we won't have to wait as long for them to mature. The goal is to always plant at least as many or more than are removed.

If we missed a tree trimming request, please feel free to resubmit a work request. I log every request that comes in and we do our best to either complete or contact you in a timely manner. It has been difficult to get tree service companies out here this year. As a reminder, we have a budget to work with and not everything can be completed immediately or in the same fiscal year.

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

**Resident's Comments: None**

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

Next's year's budget was discussed. Jeanne voiced if dues are possibly going up \$25 that the board should make sure our 2 revenue sources, golf and clubhouse, are looked into and priced appropriately. Dave suggested that his golf committee discuss it first and present it to the board. The budget included an HOA dues increase to \$210. Jim made a motion to approve the budget. Mike seconded it; Motion carried.

**Finance/Treasurer:** I've reviewed the financial statements as of June 30, 2025 copies are attached.

From operations we had current month net loss of (4,459) which gives us a year-to-date net income of 21,581. The YTD budgeted revenue is 521,488 actual revenue YTD is 531,147 - we are above budget for the year by 9,660. Green Fees Revenue is 9,288 more than budget and Clubhouse Rental is 1,983 above budget.

On the expense side, employee expenses are under budget for the year by 6,460. Buildings and Grounds are 23,558 under budget for the year. Total Utilities are under budget for the year by 4,882. Total General & Administrative expenses are below budget by 7,341. Total Expenses are 509,567 and budget is 551,809 resulting in a YTD below budget of 42,242.

The balance sheet has 239,914 in current assets and 69,336 in current liabilities. The current ratio (current assets to current liabilities) is 3.46 to 1

Cash is at 72,601 in the checking account. The Reserve Account balance is 151,335. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month. The lockbox fees for June were 500.

As of 6-30-25 the bank loan is down to 16,431. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

As of 6-30-25 the Accounts Receivable are 20,064 and the Prepaid Dues are (23,888).

June had no unplanned major expenses which helped our YTD balances improve. Tree removal/trimming expenses will be charged in July.

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. Barb seconded. Motion carried.

**Golf Report:** Everything is going well. Memberships are at 165 and we are picking up a few because the Country Club is going to be closed for a year for renovations. Marshal no report. Marshalling was discussed. Linda said she would talk to Ray.

**Administrative Assistant Report:** Don reported the following deed changes:

6/10/25 - 7311 OPR No. 21, Terri Godinez to Refshauge Family Trust and  
6/25/25 - 7221 South St No. 21, Phyliss Lambert Estate to Michael Elting

**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.

-7500 South st units 5-8: All 4 units trims color is a dark redish brown around doors/windows/soffits. All units have mix of colors on windows/doors. #5 is mix of medium & dark brown colored windows/doors, #6 has all white vinyl windows/doors, #7 has dark doors, windows have metal trim finish, #8 has dark brown vinyl doors and windows have metal trim finish. WHAT TO DO THIS THIS BUILDING???

-7500 South St units 1-4: Owners want to change window door color to white from tan/burgundy. BOARD NEEDS TO VOTE ON THIS!

-7500 South St units 9-12: all match in siding, trim, soffit, window color.

-7500 South St units 13-18: all 6 units were built not to match

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](http://www.wellingtongreens.net), Association, Courts of Wellington Greens, find specific courts name.

Architecture Requests:

7300 S St unit 12 – Basketball hoop on garage – Approved

### **Problem Units:**

7311 OPR #22 – owner will paint radon vent dark brown. Per the non-compliance windows, Jeanne informed owner windows need to be painted compliance dark brown color.

### **Work Requests**

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.

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.

Other:

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

**Landscape:** Only 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. We, the HOA, did get a General Durable Power of Attorney from a unit owner so that we could communicate with the owner's daughter. A copy of that will be provided for the board members.

In a week or so, I will contact the members of the landscape committee to set up a meeting in August. Respectfully submitted, Jim Wharry

Jim made a motion to approve \$100 fine if the resident does not comply with the clean-up letter. Mike seconded. Motion carried.

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

**Concrete:** The concrete committee met on June 28th to determine a contractor for the courts. We ended that meeting needing to go back and ask more questions of one of the contractors. I said we would have an email vote later after we had more information.

Sunday, July 13th I sent an email asking the Concrete Committee to approve Concrete Doctor to do the concrete work in the courts. His bid is unique in that he does it all concrete, mud jacking, grinding. We will be needing some of all his services, and his price was in second lowest.

The Concrete committee would like to approve Concrete Doctor as the contractor for the courts.

Concrete Doctor is started work on the sidewalks Monday.

We are working with Teresa Neal to resolve her drainage issues.

After discussion Dave moved to approve the Concrete Doctor as the concrete contractor for the courts. Jim seconded the motion. Motion carried.

**Court Captains:** The next meeting will be in September. If you want anything discussed let me know e know. Leslie Pieper has resigned as court captain of Devonshire court and says there is no one to take over. Linda

## **Social Committee.**

### **1. Thirsty Thursdays**

Two Thirsty Thursday cocktail parties were held from 4:30 to 6:30 PM on June 12 and July 3, 2025, and hosted by social committee chair, Barbara McCuen. Due to high temperatures and/or rain showers, the parties were held inside the clubhouse with about ten residents attending each event. Two parties during the month of June were not held because of the 3rd Annual Summer Fun Party that was scheduled for Saturday, June 21 but held on Friday, June 27, 2025.

2. Wellington Greens Goodwill Garage Sales June 6 and 7, 2025, As reported last month, Goodwill picked up 1,426 pounds of items left over from the garage sales held on June 6 and June 7, 2025. Goodwill was asked to pick up the remaining items. However, instead, the remaining items were picked up by people driving through the neighborhood, or residents disposed of them. The poundage donated to Goodwill was not enough to win the Goodwill garage sale contest this year.

### 3. 3 rd Annual Summer Fun Party

Through signs and posters, the social committee promoted the 3 rd Annual Summer Fun Party scheduled for Saturday evening, June 21, 2025. Due to the 100-degree temperatures forecast for the 21 st , the party was rescheduled and promoted for 6:30 to 8:30 PM on Friday, June 27, 2025. An excellent duo consisting of guitarist Doug Dickeson and vocalist Jon Sundermier provided the entertainment and free margaritas were served. About 75 residents, non-resident golf members, and their guests attended the event, which was considered a great success in spite of the relatively hot weather. Total cost of the event was about \$650, and a total of \$153 were donated by residents attending the party to help pay expenses.

In preparation for the party, a cleaning company was hired to deep clean the lower level of the clubhouse, the restroom on the first floor, and the refrigerators on both levels of the clubhouse.

### **Web Site:**

### **OLD BUSINESS:**

None.

### **NEW BUSINESS**

Barb said that Bobby Gadoury that plays cocktail music at Art and Soul on Friday nights will be booked for September 25 at the clubhouse.

Jim moved that we adjourn. Mike seconded the motion. Motion carried.  
Meeting adjourned at 4:15 p.m.

**Next Meeting:** The August 2025 Board meeting is scheduled for August 19, 2025 at the clubhouse starting at 3:30 P.M.