

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
September 19, 2023**

Present: President Linda Siedhoff, Treasurer Mike Behne, Secretary Jeanne Johnson and Burke Morrow.

Approved absence: Vice-president Lon Dyer, and Vaughn Carter

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

Guests: Al and Sharon Topil and Elizabeth Sorensen

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the August 15, 2023 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)

We continue to mow, trim trees and spray weeds! It is a never ending battle. Our fall fertilizer has arrived and we will be hitting the entire campus the week of Sep. 25 – 29. We are also in the process of developing a maintenance plan for the coming years to be more transparent and communicate with residence. The final draft will be completed by the annual meeting for presentation.

Monthly lookahead:

- Aerate and topdress greens – 9/18/2023
- Proposed fence along 70 th St between 4 green and the sidewalk to prevent golf balls from hitting cars
- Begin seeding efforts and fertilize commons Sep. 25 – Oct. 15, 2023
- Bethany Plumbing will be flushing out sewer lines from Devonshire to Briar Glynn
- Order trees for fall planting

As always, let me know if you have any questions or concerns.

Nick said the cost of the fence would be \$7,500 to \$8,600.

(Note the Board later voted by email to approve the 70th Street fence.)

Resident's Comments: Elizabeth Sorensen said that a majority in her court had voted to approve three different colors for three buildings in her court. She presented paint color samples for the board to look at. Jeanne said she would look at it and get back to her. Linda said making three buildings different, we should look at it. Jeanne said she would deal with it.

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

Treasurer Report: On 8-29-23 moved \$50k from checking to a 5-month CD at Pinnacle Bank @ 5.01%. I've reviewed the financial statements as of August 31, 2023 copies are attached. From operations we had net loss for the month of (14,673.) which gives us a year-to-date profit of 77,524. The YTD budgeted income 612,327. actual revenue YTD is 628,547. we are above budget for the year by 16,220. Most of the

difference is in the green fees revenue which are 13,152. more than budget. On the expense side, employee expenses are below budget for the year by 33,724 or 5.51%. Buildings and Grounds are 37,678. less than budgeted for the year. Total Utilities are above budget for the year by 3,120. and there is one more water bill that will be close to 30k yet to pay this year. The hot, dry summer took a toll on the water expense line. Total General & Administrative expenses are below budget by 11,885. Total Expenses are 551,023. and budget is 631,191. resulting in a YTD difference of 80,167.

The balance sheet has 240,723. in current assets and 71,106. in current liabilities. The current ratio (current assets to current liabilities) is 3.39 to 1 (a current ratio between 1.5 to 2 is considered favorable).

Cash is at 106,806 in the checking account and 75,595. in the reserve account and a 50,000 CD which matures 1-29-24, for a total of 232,401. As of 8-31-23 the Accounts Receivable are 12,218. and the Prepaid Dues are 23,636. A past due A/R of 1,803. will be deposited this week.

As of 8-16-23 the bank loan is down to 56,189. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

The lockbox fees for August were 326.

There are two older Accounts Receivable that are greater than 90 days past due. A lien was filed on the oldest one on 8-2-23.

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

Jeanne moved to approve the treasurer's report. Motion was seconded by Burke. Motion carried.

Golf Report: Nothing new to report except getting the donors for a memorial bench.

Administrative Assistant Report: Deed changes: 8/15/23 - 7100 OPR No. 7 Judith Meyer Trust to James Kamer. 9/1/23 - 7300 South St No. 10 Kent & Karen Kaser to David Dunning. 9/15/23 - 7410 OPR No. 3, George Wilcox trust to Kay & Homer Hoxie.

Architecture Committee Report: Architecture:

Clubhouse Renovation: Randy Deinert email original plans of Clubhouse to see if chimney structural. He is to attend 9/18/23 Board meeting to discuss renovation further.

Briar Glynn Court paint color changes
Elizabeth Sorenson to present courts color choices for Board review/approval.

Architecture Committee: Teresa Walkenhorst resigned from committee.

Architecture Requests:

7221 OPR 7/Canterbury/Tanner Wachal – AC unit from roof to ground

7100 OPR 14/Ramsgate/Neil & Trish Bell – new gutters, change color to dark brown

7100 OPR 7/Ramsgate/James Kamerzel - new back patio fence - Approved

2023 Architecture & Landscaping Survey:

- Deadline to complete 2023 Survey non-compliance work is Oct 31, 2023.
- Combo Architecture/Landscaping committee meeting held 9/12/23. Plan formed per steps taken with owners still out of compliance from 2023 survey.
 - o Oct: Notice in Oct newsletter and have Don mail to all owners who haven't responded their work has been complete.
 - o Nov: Walk around all non-compliance units who didn't inform completed.
 - o Nov-Dec: Don mail Noncompliant letter to all owners still out of compliance have till April to complete or work hired at owner's expense.
 - o April: 2024 Survey done. All 2023 non-compliant owner's rec 30 day hire notice.

Noncompliant units:

7101 S St 7/Sunbury/Harold & Tammy Kerr – Noncompliant deck, fence, weeds

7101 S St 6/Sunbury/Susan Shatz – Noncompliant garage door & deck

7101 S St 2/Sunbury/Rachel Murray? – Noncompliant fence

7311 OPR 19 & 20/Canterbury/Dale Baker – Noncompliant flat roof repair/no flashing and missing or broken wood shingles.

Other Notices sent/rec:

Grounds work request for 7300 OPR 1/Chatham/Sharon Bliss – dead trees removed, trimming.

Landscaping req to 7101 S St 8/Sunbury/Rick Miller – grounds need weeding

Em from Teresa Walkenhorst/7420 So St 21/Kimberly – complaint about Dave Fries

Em from Jeff Smith/7311 OPR 18/Canterbury -complaint per roofing mess White Castle made when reroofing.

Em from Gale Paxton/7100 OPR 18/Ramsgate – sewer sun confirmation

Landscape Report: Completed three work orders for commons area concerns.

7541 Old Post Road unit 7 had an overgrown shrub growing into the unit and was reported by the residents.

7111 Old Post road near units 10 and 11. Coniferous bushes overgrown and reported by a resident.

7221 Old Post Road brick walls and shingled walk throughs and covered in thick vines that are damaging the structure

Email/Phone contacts:

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Devonshire resident concerned about the fence in back. She has been contacted by John of True Value for help with repairs.

7101 South Street unit 1. I received an email from the owner concerning who is responsible for leaf clean up as leaves were building. It looks like half the leaves have been removed from under a tree. I replied telling them that they will need to clean up the leaves. When the leaves are bagged, they can be left out for the grounds crew to collect.

Long Range Planning: None

Concrete: Special meeting was a huge success. I have heard nothing but good vibes from it. Next, we need to start organizing for quotes and recommendations from concrete experts. Not expecting to lay concrete until 2025 but some repairs may be needed before that. I will be putting together a committee to determine criteria for replace vs repair.

Court Captains: The court captains will meet Saturday September 23 at 10 am. We will discuss fall landscape cleanup, fencing per court and other items.

Social Committee. None.

Web Site: Randy Bretz, Don and Vaughn are working on the new website.

OLD BUSINESS: Don said the church was reserved for the concrete meeting and the annual meeting.

NEW BUSINESS:

Newsletter topics: Landscape cleanup day is November 11 from 10 am until noon and lunch at the clubhouse afterwards. Next Board meeting is October 10. Golf coupons for sale.

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

Meeting adjourned at 5:05 p.m.

Next Meeting: The October, 2023 Board meeting is scheduled for October 10, 2023 at the clubhouse starting at 4:00 P.M.