

**APPROVED Board of Directors Meeting Minutes
Wellington Greens Homeowners Association
April 18, 2023**

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

Approved absence: Secretary Jeanne Johnson

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

Guests: Al and Sharon Topil, 7100 OPR No. 16 and Tom Johansen, 7410 OPR No. 11

Approval of Prior Meeting Minutes: Linda asked for any additions or corrections to the March 21, 2023 meeting minutes. Vaughn moved to accept the minutes and Mike seconded the motion. Motion carried.

Resident's Comments: None.

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

Treasurer Report: I've reviewed the financial statements as of March 31, 2023 copies are attached.

From operations we had net income for the month of 47,988. which gives us a year-to-date profit of 75,037. The budgeted income through the year end September 30, 2023 is 334,310. actual revenue YTD is 339,034. we are above budget for the year by 4,724. Most of the difference is in the green fees revenue which is 2,993 more than budgeted, and advertising revenue is 853. above budget.

On the expense side, employee expenses are below budget for the year by 29,5980. Buildings and Grounds are 10,609. less than budgeted for the year. Total Utilities are slightly above budget for the year by 618. I expect it might be another year of high-water bills. Total General & Administrative expenses are below budget by 6,933. Total Expenses are 263,997. and budget is 310,520. resulting in a YTD difference of 46,523.

The balance sheet has 244,256. in current assets and 79,613. in current liabilities. The current ratio (current assets to current liabilities) is 3.07 to 1

Cash is at 176,077 in the checking account and 54,322. in the reserve account, for a total of 230,399. The Accounts Receivable are 16,052. and the Prepaid Dues are 30,942.

As of 3-16-23 the bank loan is down to 64,426.49 Maturity Date is 3/30/2026 Monthly Payment is 1,855.42

The lockbox fee for March was 353.20

There was 1 past due letter mailed & emailed 3-25-23. Two older past due payments have been received.

Attached is a six-month Miscellaneous Deposits report: Clubhouse Rental \$660. Advertising \$1,165. Donations \$168. Legal Fees \$400. Koffee Klatch and Wine Cheese Event \$1,110.

GTA Insurance Group: Businessowners Liability, Property, Auto, Workers Comp, Commercial Umbrella Employment Practices Liability Insurance renews 5-1-23 with a very small increase. 2022-23 was \$16,612 and 2023-24 will be 16,784.

The Finance Committee plans to meet 4-26-23 at 4 pm for the six-month financial review.

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 noted that the lockbox fee for March was higher than usual and attributed that to golf memberships. Mike said our insurance will be renewed on May 1. Mike made a motion to approve the Treasurer's report. Linda seconded the motion. Motion carried.

Grounds Superintendent's Report: (Written report submitted prior to meeting) It has been an interesting spring with the high temps in early April and now cold and freezing lows. The crew has been busy with spring cleanup initiatives and will continue. We have been seeding as many bare spots as possible, now just hoping for some moisture to help green things up. A few trees and shrubs have been removed that suffered from drought conditions over the past couple of years.

The following main items are on our list for the next month:

- Remove and clean out dead branches from trees.
- Grind stumps, fill holes and seed.
- Seed and fertilize commons, golf course and around units.
- Begin our process of planting and re-establishing trees.

Please remember, these items are on top of our everyday schedule of mowing, keeping courts clean, responding to work requests, etc. Again, there are 277 units at Wellington Greens with over 60 acres to maintain and we do our best to keep up with these requests. Thank You, Nick *Horvath* WG Grounds Superintendent 402-440-1067 nhorvat1@yahoo.com

Nick showed the board a picture of landscaping and steps he proposed to the west of the clubhouse. He estimated cost to be around \$2000. After discussion, he was told to take it out of the budget.

Golf Report: Golf Committee

Golf Committee Meeting, March 25, 2023

Attendees – Judy Dyer, Dave Fries. Mike Beaver, Carol Conway, Nick Horvath, Greg Hanel, Lon Dyer

Advertising – Judy is meeting with all retirement home type businesses. Suggestion to add all advertisers to the monthly newsletter (for added incentive). Contractors, realtors, home health services doing work at WG should be targeted for donation.

Solicit suggestions from league participants as to who may have had work done, knows a service being used, etc.

Marshalling – Meet and greet opportunities to stress:

Having membership card

Repairing greens, etc. (taking care of course)

Registering at clubhouse for each round played

Suggested to have a calendar for members (committee members and others) to get together for an hour or two.

Sit at entrance (hole #1), walk the course or station yourselves at your own location.

Leagues – Mens and Ladies leagues to begin approx. 5/1/2023 depending on weather. Ameritus, St Johns (both spring and fall) will advise us once dates set with their golfers.

Ladies – Monday 5 PM

Mens – Tuesday 4:45 PM Couples - Thursday PM details TBD

Beautification – had members suggest we make course more beautiful by adding potted flowers on t-boxes. Lon recommended his niece (Grace Ruff) who is a student in horticulture at UNL to take a shot at this. Details to come.

Membership

It's been a busy month for memberships. We have sold 9 new family memberships. There are 2 family memberships pending. Most of these are young families with small children.

Administrative Assistant Report: One deed change to report: On April 7, 2023, 7300 OPR No.16, Rosco Shields estate to Lois Reins.

Architecture Committee Report: Did talk to St Joseph Church per advertising. A free add in the bulletin isn't possible. The price for a small add (approx 1/2" x 1 1/2") is \$525 per year, full color and the add is created by the bulletin company. It can be edited 4 x's a year at no additional cost. Talked with Pius High School per advertising, currently nothing available, but will check and call me back if there is. Linda said we need to rethink the free golf membership we give them.

Held a joint Architecture/Landscaping committees meeting at clubhouse on Sat March 25.

April 1 - May 31 Architectural & Landscaping surveys happening.

In May newsletter, please keep advertising surveys happening & to request architecture change forms if wanting to do any exterior work.

I emailed & Don mailed 6 work hired notices to the following;
7111 OPR #2 - Greg Trautman - painting/repairs/winter clean up
7111 OPR #3 - John Jr& Karen Janovy - painting/repairs/winter clean up
7111 OPR #4 - Doan Eden Mngmnt Serv - painting/repairs/winter clean up
7111 OPR #9 - Angel Velichkov - painting/window replaced/clean up front back courtyards
7221 South St #7 - John Janovy III - painting
7500 South St #7 - Denise Witherby - Entire Condo/garage needs painting/some repairs/junk, yard & winter clean up

John Peterson hired to do work starting on 7111 OPR units 2,3 & 4 April 17

I have received calls or emails from all, but the 2 Janovy owners. They all seem to be cooperative.

At the Tuesday Board meeting, I would like feedback on what can be done with beams that stick out on the East side of 2331 S 74th units/Canterbury S. Most of the beams are rotted in the walkway as well as the portion that sticks out of the brick walls, towards the street. Does the entire beam need to be placed, repaired somehow? They might be structural for the inside walkway (possibly helps support exterior brick wall?), so maybe can't remove the beams completely. The portion that stick out of East brick wall appears could be cut off, but then what? cap with wood then paint, fill with brick if available? Discussion was had that the beams are not load bearing and that they belong to the unit owners; that they can do what they want, either cut them off or repair them and paint them.

Landscape Report: I received a concern about the pine trees in the parking lot at 72nd and Old Post Road. Squirrels are moving from the trees into a truck and damaging the wiring. I spoke to the owner of the truck and said that I would mention it at the meeting. It was discussed that that has happened to several residents. He could park further away from the trees.

It was discussed that Kimberly Court wants a social area with a firepit and Nick showed a picture of what it would look like. The residents would like the Association to pay half of the cost. It was mentioned that this is an improvement to the court. Vaughn made a motion the Association pay for one half of the cost, but not to exceed \$1,000. Mike seconded the motion. Motion carried.

Long Range Planning: Linda said that we are waiting on the bids.

Concrete: Bobbi (Elms?) 7548 South St (Pembroke Ct) contacted me about a concrete problem. I inspected to discover it is a downspout that blows off allowing water to get into her garage. We need to determine if this is a homeowner issue or a Board issue.

All other concrete issues are deferred until further definition of "our concrete plan" can be made. My recommendation was accepted by the Board to defer any concrete repairs for 2023 and forward concrete budget to clubhouse repairs.

I suggest we schedule a special meeting of the residents to explain the issues, costs, assessments vs dues increase, and timeline for the repairs necessary. Perhaps this fall or late summer before we lose the snowbirds for the winter. Linda asked if we could put it on the agenda of the Annual Meeting. Lon said he wanted a special meeting for just this subject so we can do forecasting for future proposals.

Court Captains: Wellington Greens Court Captains Meeting

Thursday, April 13, 2023

The meeting was called to order at 6:30 pm, Thirteen Court Captains were present and Jeanne Johnson, Architecture Chair.

Welcome Letter. Linda handed out copies of the new Welcome Letter that needs to be shared with all new residents. The HOA is no longer giving out Green Books as we are going paperless. The letter directs the residents to the Website and also highlights a few items to be specifically aware of.

Landscape cleanup day. A semi-annual clean-up day is scheduled for Saturday, April 29. This is scheduled for 10 am until noon. Each court captain was allotted 10-yard bags to share with their courtyard. Lunch of sandwiches and chips will be provided at the clubhouse at noon. Residents are to contact their court captains for yard bags.

Roster Updates. As new residents move in, the court captains were reminded to update their rosters and share them with Linda. Obtaining emails is very important as this is the HOA's method of communication.

Architecture/landscape walkaround. The 2023 assessments are underway as they started April 1 and continue until May 31. The surveys are being completed by the committee and they will share any items that are out of compliance with you. If you don't hear anything, there were no items noted. Lawn clean-up items have until the end of May to get it completed. Needed repairs have until the end of October to be completed.

Happy Hour/Social. The Tuesday morning coffee and donuts will end for the season as of April 25th. This will be replaced with a Happy Hour on Thursdays from 4 to 6 pm. The format will be BYO with light snacks provided. Weather permitting this will be held outside on the patio and moving inside as needed.

The Social Committee shared a glimpse of what is being planned for this Summer. In the planning stages are an event for June 24 with the theme of Parrott Head / Jimmy Buffett. Think Margaritaville with music, drinks, and fun.

Information to Members of your Courts. Please share what information you have with your court residents. This can be done however it works for you; emails, texts, etc.

Clubhouse Cleaning. Cromwell Court is in charge of cleaning the Clubhouse in May. If you are a resident of Cromwell Court, your court captain will let you know the date and time selected.

Watering. Residents are encouraged to water around their units. With the extended draught we are experiencing, this is the only way we will have green space. Remember, you are not paying for your water individually. Some courtyards are planning landscaping projects in their commons areas and are getting bids on sprinklers. This would be a courtyard project and funded by the units in the courtyards.

This is what Nick Horvath shared with us: Grass Seed - If anyone is interested in seeding bare spots around their units, feel free to stop by the shop and we will supply you with a bag of seed. Loosen up the soil and rake in the seed for good contact. Reminder, it won't grow unless it's watered! Seed requires frequent watering with less water (typically 3 times per day, morning, afternoon and evening) compared to heavy watering once a day.

The meeting was adjourned at 7:22 pm

1. Social Committee. KOFFEE KLATCH

We were very pleased the the success of the Tuesday morning Koffee Klatches, but as the weather gets nice attendance has been dropping off a little. It is the feeling of the committee that next Tuesday, (April 25) will be the last Tuesday Coffee until Next January (1/2024).

2. THIRSTY THURSDAYS

As a replacement for the Tuesday Koffee Klatches we will be trying out the concept of Thirsty Thursday Happy Hours. The first one will be Thursday, May 4, from 4:30 to 7:00 PM at the clubhouse. When possible we will be doing these outside on the West side of the clubhouse with the clubhouse itself being backup for bad weather days. These will be BYOB with the association providing light snacks. We will also have a donation jar as we did for Koffee Klatches. We would also, when possible, like to provide some sort of program. As an example, we are looking at the possibility of a Barbershop Quartet for one of the Thursday Thursdays. They would be contributing this to the HOA, although we could pass a hat if we felt we needed to offer some type of compensation.

Attached find the Thirsty Thursday notification. We will be posting these on all mailboxes. Using it for direct Email notifications to all residents we have Emails on and for signs Nick will post at the clubhouse and maybe on South St. and Old Post Road. It will also be included in the newsletters.

3. PARROT HEAD PARTY

The Social Committee is investigating an event similar to the very successful Wine Cheese & Chocolate event we had in March. This would be a tropical themed, tiki event with a focus on Jimmy Buffett. We are checking into what is involved with bringing the Margarita Man onboard and may be able to have a ukulele group preform for no, or very little, cost. This would be a fundraising event and hopefully can raise some \$\$'s like we did with the WC&C event Tentative date for this Friday, June 23.

4. CLEANUP DAY

Cleanup day will be Saturday April 29, with lunch at the clubhouse at noon.

5. **GARAGE SALE**

WG Garage Sale will be Fri. July 7 and Sat. July 8.

Goodwill will send their truck to each court to pick up items not sold

6. **BIG EVENT**

We are investigating a larger event for some time in August. This would be some kind of music event with hopefully food truck[s], maybe some crafts, games, classic car show, etc. and open to the larger Lincoln community.

Web Site: Don had no report.

OLD BUSINESS:

Clubhouse – basement. Linda said that since the Thirsty Thursday will be held downstairs/outside we need to fix up the basement. Lon volunteered to paint the basement and would find some help and try to do it this weekend. Linda said to get white or bright paint.

Golf cart. Nick said that they did not need the golf cart and that it is difficult to get parts for an EZ Go golf cart. The board decided not to purchase the golf cart.

NEW BUSINESS:

Picnic table. Linda said she found the picnic table for \$75 and made an executive decision to purchase it. The Board approved the purchase. Linda said we needed one more picnic table and directed Don to send an email to residents about a picnic table.

Newsletter topics: Thank you to JoAnn Russell for the patio table and chairs; Phyllis Mueller for making the coffee; Rich Littrell for umbrella and base and Kris Grier for purchasing donuts. Annual reviews/walkaround inspections. Spring Cleanup and link to our Facebook page.

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

Meeting adjourned at 4:40 p.m.

Next Meeting: The May, 2023 Board meeting is scheduled for , May 16, 2023 at the clubhouse starting at 4:00 P.M..